

Wedgewood Homeowners Association
Meeting Minutes
November 17, 2022
Held at Lynnwood Elementary School

Meeting was called to order by Joe Sparks 7:03 p.m.

Board Members Present: President: Joe Sparks, Vice President: Kent Ruppert, Secretary: Kirk Shell, Area 2 Rep: Darrell Jones, Area 3 Rep: Les Patterson, Area 4 Rep: Sarah DeNeui

Communications Rep: Stephanie Daniels

Board Members Absent: Alesia Spears, Treasurer

HOA Members -10 Bob & Mari Galley, Demory and Kathy Green, Robert Baxter, Jerry Ashbrener, Sandra Weller, Jo Anne Jamison, Charles Marshall, Russell Donathan, Sara Rhoden, Wilton Hubble, and 37 Proxies

Minutes of the November 3, 2022 meeting were reviewed. Motion to approve made by Kent Ruppert and seconded By Joe Sparks. The minutes were unanimously approved.

Secretary's Report

206 of the 409 homeowners have paid current dues for 2022-2023 representing 49%. Of the 225 remaining homeowners, 165 members owe 1-2 years, and 40 members owe 3+ years.

Treasurer (Presented by Joe Sparks) – The year-to-date income was presented and reviewed. Estimated income for 2021-2022 was \$4,490 and actual income was \$9,095. The expenses were projected at \$18,510 and we had expenses of \$17,23.00. It is noted the at the excess income of \$9,520 came from 47 past due homeowners. Of those \$5,295 came from owners selling their home and the balance of \$4,225 came from homeowners with past due accounts. Our current cash position is DDA \$24,855 and savings \$47,015, with capital expenses estimated at \$41,000.00. Motion to approve by Kirk Shell, seconded by Darrell Jones. The financials were unanimously approved.

Communications

Stephanie Daniels spoke about Facebook and the mailer postcard going out in January 2023. Stephanie will post on Facebook the Halloween and Christmas lighting contest pictures. A question arose regarding an HOA phone number. It was discussed that there is not an HOA phone, and it is unreasonable to publish HOA volunteers personal phone numbers for HOA incidents. Mr. Donathan suggested that we obtain a "Google Phone" number. Darrell Jones will research this request.

Brick Entryways

Mr. Ruppert presented two bids that were received from Special Effects Masonry, LLC. The scope of work necessary is to demolish the existing brick and wood structures and remove all debris on the north and south sides of the two entrances into Wedgewood at Louisville and Oak Ridge streets. Replace the foundation at the east end of the south structure on Oak Ridge. Rebuild all 4 structures with brick that closely matches the brick in the island structures. This includes 16, five and a half foot columns and 12 5-foot brick walls between the columns, and 16 white capstones on the columns. The first bid, in the amount of \$40,800, includes all the work as described above. The second bid, in the amount of \$42,900, includes all work as described above, but in addition, replacing all the foundations, if it is determined that it will be necessary to do so, once the demolition has been completed. The construction is set to begin on the 27th of December, and will take approximately two weeks, barring any unforeseen circumstances, or inclement weather.

Other Business

Mari Galley asked if the signs in the entrances were wood. It was explained that they are a composite, and we can get them repainted. These signs should last 10-15 years and were installed May 2018. Mari also asked for additional assistance in hosting National Crime Night Out.

Mr. Hubble inquired about the curbs and panels the City of Broken Arrow indicated would be on the bond issue. Kirk Shell will take pictures and contact the engineering department regarding this procedure.

Ms. Jamison had a concern regarding her dues. They were paid when she moved in during the spring and she did not understand they are now due for 10-1-22 thru 9-30-23. After an explanation she understood and made her payment. She also asked if there was any assistance for the elderly removing limbs or suggestions for lawn care people. Mr. Shell gave her his phone number and asked that she call him if there are any events. He will notify the HOA board and or the City of Broken Arrow for assistance. She was assured that removing limbs or assisting our homeowners is what our HOA is all about.

Mr. Sparks spoke about the need for volunteers and the fact we did not want to hire a management company to handle our books and records. Some type of outside party will be required if we do not get more participation. It was also discussed that we re-distribute some of the Secretary's duties to alleviate some of the workload on that position. This may include having the communications coordinator write the Wedgewood and getting assistance in stuffing, stamping and sealing the 409 envelopes for each mailer. Also, giving the responsibility of placing and removing signs, flags, banners, and other advertisements, to the area reps.

Annual Dues

Mr. Sparks recapped our financial position and budget and suggested that we leave our dues at \$75.00. Demory Green made a motion that we keep our dues at \$75.00, motion was seconded by Kent Ruppert. The motion was unanimously approved.

Election of Officers

President-Joe Sparks did not seek re-election, Kent Ruppert volunteered to move into the president role, leaving the Vice President Vacant. Robert Baxter made a motion and Darrell Jones Seconded. The motion was unanimously approved.

Vice President-Darrell Jones volunteered to step into the Vice President role, vacating the Area 2 Rep. Kent Ruppert made a motion and Mari Galley seconded. The motion was unanimously approved.

Area 2 Rep - Les Patterson volunteered to step into the Area 2 Rep, vacating the Area 3 Rep. Kent Ruppert made a motion and Bob Galley seconded. The motion was unanimously approved.

Area 3 Rep - Joe Sparks volunteered to step into the Area 3 Rep. Kent Ruppert made a motion and Darrell Jones seconded. The motion was unanimously approved.

Area 4 Rep – Sarah DeNeui did not seek re-election, Stephanie Daniels volunteered to step into the Area Rep 4. Kent Ruppert made a motion and Darrell Jones seconded. The motion was unanimously approved.

Secretary – Kirk Shell volunteered to complete one last term. Kent Ruppert made a motion and Joe Sparks seconded. The motion was unanimously approved.

Motion to adjourn the meeting at 8:05 by Kirk Shell, seconded by Kent Ruppert