

Wedgewood Homeowners Association
Meeting Minutes
November 12, 2020

Minutes of the Wedgewood HOA Board of Directors

Meeting held Via GO TO Meeting
VIA Internet

Meeting was called to order by Joe Sparks at 7:01 p.m.

Board Members Present: President: Joe Sparks, Vice President: Kent Ruppert, Secretary: Kirk Shell, Treasurer: Alesia Spears, and Area 2 Rep: Darrell Jones, Area 3 Rep: Terri Johnson, Area 4 Rep: Open

Board Members Absent:

Online Participants- Steffen Miller-Bob and Mary Galley-Mr. & Stephanie Daniels-43 signed and current Proxies

Minutes of the September 22, 2020 were reviewed. Motion to approve by Kent Ruppert and 2nd by Teri Johnson. Unanimous Approval

Secretary's Report

We have 193 Paid homeowners for 2020-2021 representing 48%. We have 128 members owing less than 1 year, 88 members owing 2+ years. During the fiscal year of 2019-2020 we have received \$8,975 in delinquent payments. Motion to approve by Kent Ruppert and 2nd by Teri Johnson. Unanimous Approval

Treasurer – Alesia presented the current P&L which was reviewed. A lengthy discussion was held regarding our “Cash Position” however, it is noted that the entrance repairs could easily be \$30,000+ and it was recommended to keep a cash reserve to do a beautification project that will increase the quality of life for our homeowners. Motion to approve by Kirk Shell, 2nd by Joe Sparks. Unanimous Approval

Communications

A discussion was held regarding pushing more information out on the web page, the need for a Next-Door Neighbor monitor and a Facebook administrator. Stephanie Daniels volunteered to be the Facebook administrator. Once set, she will make recommendations to the board of what content to push out on Facebook, then a vote will be held and if approved, it will be pushed out. We will contact David Schlitter

On Going Projects

We will continue to contact contractors in hopes of obtaining bids to complete these projects. Kent Ruppert and Kirk Shell have reached out to several more contractors with no replies. The board voted to allow the new landscaping company to plant the fall flowers. Motion to approve by Joe Sparks and 2nd by Kent Ruppert. Unanimous Approval

Elections

President No outside nominations were presented. Joe Sparks was unopposed and agreed to be President for a period of 2 additional years

Secretary No outside nominations were presented. Kirk Shell was unopposed and agreed to be Secretary for a period of 2 additional years.

Area 2 No outside nominations were presented. Darrell Jones was unopposed and agreed to be Area 2 Rep for a period of 3 additional years

Area 4 Vacant Position

5 Year Plan

Joe Sparks indicated that the 5-year plan was in progress and it will be presented soon. Joe is waiting on bids to repair-replace the brick at the Aspen Entrances. Kirk will send out a Scope of work listing to several more commercial contractors.

Yard of The Month

Selections have been made and signs have been placed.

Area 2	#1 Jim & Carol Nobles	#2 Sean Rogers
Area 3	#1 Albert & Gina Carlovich	#2 James Pintus
Area 4	#1 Gary & Cynthia Robinson	#2 Ronald Powell

Dues

A lengthy discussion was held on whether to keep the dues at the current amount or lower them to \$50.00. The overall outcome of this discussion was that if the dues were lowered and we completed our capital expenses, based on our average annual collections prior to December 31, we would have roughly 5 years of reserves before we hit -0- based on a minimal budget \$18,000. The vote to keep dues at \$75.00 was approved unanimously

2021 Events

If possible, we will sponsor Dumpster Days, Annual Garage Sale and National Crime Night Out, for all in the subdivision to participate. Bob and Mary Galley offered to take over with the support of the HOA

Other Suggestions

1. Canned food drive for the Lynnwood Elementary School and a neighborhood. (Our children attend this school and it could be very beneficial)
2. Covid Relief Dues - Some area HOA's are offering concessions, we will contact our legal counsel and try to formulate a plan if possible.
3. Support our Teachers - Last year the Lynnwood PTA asked if they could put signs in various yards, we will again support this project.

Go Green

Mr. Ruppert is working on what this will look like and what assistance we will need to make this process smooth.

Lien Filings

A moratorium has been placed on Lien Filings due to the Corona Virus. Liens will be filed once the Foreclosure and Eviction moratorium is lifted in Tulsa County. The lien process is required by the HOA By-Laws, however, the Board elected to delay the filings during the Covid and unemployment period.

Subdivision Discussions

During the last 60 days there have been several homes RV's and high grass. Mr. Shell mentioned to the board that RV's and Boats sales are having record a year. This is creating an issue in Broken Arrow with them being parked in the driveways, which is not allowed. We have addressed all the members complaints with the City of Broken Arrow. We will address the RV issue during the winter months.

In the upcoming months we will continue to have discussions on the new Trash and Recycling Carts. During the meeting it was agreed upon that trash carts can be set at the side of the house, by the garage, or behind a fence, but not in the yard, street or porch areas. If this happens, we will contact the City of Broken Arrow. We will continue to educate our homeowners on the policy presented by the City of Broken Arrow.

Motion to Adjourn- 1st Kirk Shell and 2nd Joe Sparks

Meeting Adjourned 8:25 p.m.