

Wedgewood Homeowners Association  
Meeting Minutes  
January 12, 2023  
Held at Broken Arrow South Library

Meeting was called to order by Kent Ruppert at 6:33 p.m.

**Board Members Present:** President: Kent Ruppert, Vice President: Darrell Jones, Secretary: Kirk Shell, Area 2 Rep: Les Patterson, Area 3 Rep: Joe Sparks, Area 4 Rep: Stephanie Daniels, Treasurer: Alesia Spears

**Communications Rep:** Stephanie Daniels

**Board Members Absent:**

**HOA Members -5** - Jerry Ashbrener, Stevfen and Tonia Miller, Brian and Shannon Paul

**Minutes** of the November 17, 2022, meeting were reviewed. Motion to approve made by Joe Sparks and seconded By Darrell Jones. The minutes were unanimously approved.

**Secretary's Report**

230 of the 409 homeowners have paid current dues for 2022-2023 representing 56%. Of the 179 remaining homeowners, 139 members owe 1-2 years, and 40 members owe 3+ years.

**Communications**

Stephanie Daniels spoke about Facebook and the mailer postcard going out in January 2023. Stephanie indicated that the post cards were available on three qualities of paper, Premium, Deluxe and Hemp. There are 2 finishes available, plain and matted, and 2 sizes small-4.20 X 5.5 and large-7.1 X 5.35. The prices for the small size ranged from \$95.00 to \$115, and the prices for the larger size ranged from \$105 to \$150. After a lengthy discussion it was recommended that we use the larger card with a matte finish at a cost of \$150.00. Stephanie will post the Christmas Light Contest winners on Facebook. Motion to approve was made by Kirk Shell and seconded by Kent Ruppert.

**Treasurer's Report** – The year-to-date income was presented and reviewed. The current DDA Balance is \$25,815 and the Savings Account balance is \$47,073.99. There are four outstanding checks for Spears Landscape - \$550.00, Kirk Shell for reimbursement for payment to Pro Sprinklers - \$400.00, the State Farm Insurance premium in the amount of \$1,783.50, and a \$5.00 refund to a homeowner for HOA dues overpayment. We also received a "Credit" from PSO which appears to be in error. Alesia will check into this credit. Current YTD income is \$35,848 and expenses are \$17,233.92, resulting in net income of \$18,614.93. Motion to approve by Kirk Shell, seconded by Darrell Jones. The financials were unanimously approved.

**Brick Entryways**

Mr. Ruppert updated everyone on the entryways. He indicated that we paid \$11,900 to the masonry contractor who has removed all the structures, delivered the sand and is awaiting the brick. The brick was to be delivered by Acme Brick on December 29, 2022, but they indicate that they have not received the brick. All four of the foundations are solid and do not need replacing, Water is available for the Oakridge site, however, we will pay the owner on the north side of Louisville a stipend for using his water. The structure will be all brick with columns and columns caps.

## **Event Applications**

A new event application template was reviewed and modified. The purpose of this document is for homeowners to apply for financial assistance to host a block party or put together a family event for the entire neighborhood. These requests will be reviewed by the Board for approval. This will continue to be a work in progress. We will limit this assistance to 4 events annually with the HOA contributing a maximum of \$200.00 per event. Mr. Sparks encouraged everyone to participate in obtaining requests and bringing new ideas for events to the board.

## **HOA Community Workshop City of Broken Arrow**

Kent Ruppert discussed the upcoming HOA Workshop, Saturday February 18, 2023, at Stoney Creek Conference Center in Broken Arrow, from 9 a.m. to 1 p.m. This event is open to the public and all areas of City Services will be on site to answer any questions. There will be several breakout sessions to attend as well. Everyone was invited and encouraged to sign up and attend.

## **Christmas Lights**

All areas were reviewed via slide show.

### **Area 2**

1205 South Redbud Ct - Winner  
1901 West Oak Ridge - Winner  
1905 West Pittsburg Ct  
1903 West Pittsburg Ct - Winner  
1200 South Poplar

### **Area 3**

1008 South Oak  
1004 South Narcissus - Winner  
1409 South Narcissus -  
1113 South Poplar - Winner  
1604 West Pittsburg St. - Winner  
2012 West Louisville

### **Area 4**

808 South Redbud - Winner  
913 South Narcissus - Winner  
1401 West Jackson St - Winner

## **Other Business**

### **Open Discussion**

Jerry Ashbrener and Shannon Paul asked if the HOA could assist in helping residents keep their blocks clean. During the past several months there have been numerous homes with debris in their driveways, trailers in their yards, cars not moving in the streets and numerous other code violations that the City of Broken Arrow needs to address. The burned-out house on Louisville was also discussed. The HOA Board will visit with the City of Broken Arrow to address these issues.

Shannon Paul asked if the Board could do a better job in communicating events to the residents, stating that some residents did not know about the garage sale until it was too late. A discussion regarding

where to find that information was held. Currently, all HOA events are posted on the Wedgewood website under the "Events" tab, they are also printed in the quarterly WedgeWord that is delivered to all residents, and they are posted on Facebook. There was a statement made that maybe we could look at re-designing the website to make it easier to find the upcoming events. We will look into ways to accomplish that.

Mr. Miller asked if the Board was interested in starting a committee to assist in planning and staffing HOA events. He and the other HOA members present at the meeting are interested in being a part of that committee. Mr. Ruppert indicated that the Board would be very happy to have an Events committee to assist in planning and staffing upcoming HOA events. This committee would make recommendations to the Board and assist in getting the word out to the homeowners, as well as help in recruiting volunteers for future events.

Motion to adjourn the meeting at 7:50 by Kirk Shell, seconded by Kent Ruppert