

Wedgewood Homeowners Association
Meeting Minutes
March 16, 2023
Held at Via Zoom

Meeting was called to order by Kent Ruppert at 6:30 p.m.

Board Members Present: President: Kent Ruppert, Vice President: Darrell Jones, Secretary: Kirk Shell, Area 3 Rep: Joe Sparks, Treasurer: Alesia Spears

Board Members Absent: Area 2 Rep: Les Patterson and Area 4 Rep: Stephanie Daniels

HOA Members - None

Minutes of the January 12, 2023, meeting were reviewed. Corrections need to be made to the State Farm Insurance \$1,783.50 and change "Brown" to Paul under HOA Members and open discussion 2 areas, also change "Latonya" to Tonia under HOA Members. Motion to approve made by Kent Ruppert and seconded By Alesia Spears. The minutes were unanimously approved.

Secretary's Report

278 of the 409 homeowners have paid current dues for 2022-2023 representing 70%. Of the 131 remaining homeowners, 93 members owe 1-2 years, and 38 members owe 3+ years.

Treasurer's Report – The year-to-date income was presented and reviewed. The current DDA Balance is \$17,885.73 and the Savings Account balance is \$27,870.49. There was a \$20,000.00 transfer from savings to checking for the masonry work. There are two outstanding checks, one for Spears Landscape and the other to The Guru. Kent estimated that the brick work and repairs were \$41,440 and our records reflect \$40,585. The variance is from the sod and dirt work at the Louisville entrance. Mr. Sparks recommended that we not show this as an average expense but as a Capital Expense. It was discussed and this is the proper way for the transaction to be reported. Motion to approve by Kirk Shell, seconded by Joe Sparks. The financials were unanimously approved.

Communications

Stephanie Daniels was unavailable for comment.

Events

Our upcoming events are Garage Sale April 15, 2023, and Dumpster Days April 22, 2023, which are posted on the web page. These will be forwarded to Stephanie to post on Facebook. Kent Ruppert and Kirk Shell will assist in placing banners and signs out for these events. A discussion was held to allow dumping only for those who are current. After a lengthy discussion it was agreed that it helps beautify the neighborhood and that we would hand out flyers to the participants who are not current encouraging them to pay their annual dues, for this April event. We can then consider advertising that you must be current to participate in the next event.

Carol Shell will order signs next week for all events and purchase gift cards for upcoming event winners. A discussion was held to get a gift card for Mr. and Ms. McCreary 2104 West Louisville, as they allowed us to utilize their water for the masonry project saving the HOA \$300.00 from the contractor not hauling portable water. It was approved to purchase them a gift card in the amount of \$100.00 for the water usage.

Brick Entryways

Mr. Ruppert updated everyone on the entryways. They are complete and we had only a few minor challenges. We had some dirt, sod and fence repair on the South side of Louisville indicated that we paid for those repairs. Also, that homeowner utilized the construction dumpster for his personal use. Kent and the BAPD contacted the individual, who in turn paid the contractor half of the cost of the dumpster, allowing him to dump his items. This was a win win as it cleaned up his yard and saved the HOA the total dumpster fee.

The property on the South side of Oakridge has indicated that the masons removed their plants abutting the previous columns and are requesting to be reimbursed for some items. Kent Ruppert will contact the homeowners and work out an equitable resolution.

Mr. Ruppert also recommended that we landscape in front of the new entrances in some fashion. Kirk Shell will contact some landscaping companies for their opinions.

Other Business

Les Patterson has resigned as the Area 2 rep. It is recommended that Stephanie Daniels move from Area 4 Rep to Area 2 Rep as she lives in this Area and Darrell Jones will assume the duties of Area 4 Rep until we find someone to fill that position.

Open Discussion

We have a Safe Deposit Box at First National Bank of Broken Arrow with limited items in it. This box is up for renewal and Kirk Shell requested that we close this box, inventory the contents and place whatever needs to be retained in Mr. Ruppert's safe. This will probably be a "Back Up" key fob.

Motorcycles-ATV. The Board was contacted via email regarding the motorcycles, ATV and other motorized vehicles speeding up and down Redbud. It was determined that this is a BAPD issue and not in the purview of the HOA to resolve. The request has been replied to.

In regards to the burned house on Louisville. Kirk Shell reported that he has spoken with Valerie Holbrook Code Enforcement with the City of Broken Arrow. She indicated that they have posted a notice of hearing for April 4, 2023, at 12:00 City Council Chambers, requesting that the house be condemned and removed, as it is a nuisance.

We will also add Darrell Jones to the email contact from the Wedgewood Contact page. The contact will be Kent Ruppert, Darrell Jones and Kirk Shell. Each will receive any email request for the HOA.

Motion to adjourn 7:30 p.m. by Kirk Shell Seconded by Alesia Spears, the motion was unanimously approved.