

Wedgewood Homeowners Association
Meeting Minutes
May 4, 2023
Broken Arrow Library South
3600 South Chestnut
Broken Arrow, Ok.

Meeting was called to order by Kent Ruppert at 6:31 p.m.

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

Board Members Absent: Area 4 Rep: Vacant

HOA Members – Carl Schorfheide

Minutes were reviewed, a motion was made to approve by Darrell Jones and seconded by Kent Ruppert. The minutes were unanimously approved.

Secretary's Report

285 of the 409 homeowners have paid current dues for 2022-2023 representing 70%. Of the 131 remaining homeowners, 90 members owe 1-2 years, and 34 members owe 3+ years. The secretary announced that upon receiving our April Bank Statement, Friday April 28, it was discovered that our Checking Account was compromised on 4-18 and 4-25, 2023. First National Bank was notified immediately, and the account was frozen that day. New account documents were obtained Friday, and the new account was opened on Monday May 1, 2023. The Stripe account was transferred and updated by The Guru Company and was functional Monday May 1, 2023 along with the debit cards and online banking information. There were two ACH's for AEP that were returned as fraudulent, along with the Bill Matrix. The HOA did not lose any money due to the compromise. Mr. Shell and Mr. Ruppert looked into "Positive Pay" which requires you to approve daily items coming into the checking account, however, that was an additional fee and maybe considered in the future. It is believed that the Masonry Check #7750 may have been stolen, as the contractor never received the payment which was mailed.

Treasurer's Report – The year-to-date income was presented and reviewed. The current DDA Balance is \$14,741.58 and the Savings Account balance is \$27,014.76. There are three outstanding checks. Victoria Douthitt CK # 7744 \$5.00, Special Effects Masonry CK #7750, \$300.00 and Buffalo Joes CK# 7806 \$540.00. Motion to approve by Kirk Shell, seconded by Joe Sparks. The financials were unanimously approved.

Communications

Stephanie Daniels indicated that there are 223 followers on Facebook. 1.3% were 18-24, 16% 25-34, 36% 35-44 and 22% 45-54. Women accounted for 69%, men were 30%, 164 were from Broken Arrow and 31 were from Tulsa.

Mr. Schorfheide commented that we should look at doing a "Group Page" which may spur additional interest. The pros and cons will be looked into for this technology.

A lengthy conversation was held regarding various types of possible promotions on Facebook such as Post A Pet contest and group as a neighborhood. The discussion was "should we allow an open forum or closed forum?". The hesitation on an open forum is that anyone can comment and make the post and the board has taken the stand, that they wanted the information reviewed and verified, if needed, prior

to the post being live. Mr. Schorfheide had several good comments and recommended that we look at getting the forum open.

We will push out a Welcome Committee on Facebook, as well.

Stephanie will continue working on this project.

Events

The Garage Sale on April 15, 2023, had 13 homes and Dumpster Days on April 22, 2023, had 20 participants, filling up 1.5 dumpsters. Once again these have been successful.

A discussion was held that our Garage Sale should be held in conjunction with Wolfe Creek, as it is one of the biggest garage sales in the Broken Arrow area and attracts people from the surrounding area and creates 5X more traffic through Wedgewood.

The next Garage Sale will be September 16 with Dumpster Days being September 23.

Brick Entryways

Have been completed and the residents on the Northside of Louisville and Oakridge provided the water for the masons. Gift cards will be delivered to each homeowner who allowed us to use their water, which saved us \$600.00.

Sprinklers

The backflow preventer on the Northside of Oakridge froze and broke in January. Apparently, someone turned on the water after we had Pro Sprinklers winterize the systems. This will be a \$500.00 expense to replace the manifold. Kent Ruppert and Kirk Shell reviewed the situation. Parts and bid from Pro Sprinklers determined that since they installed the system, we would recommend they continue doing the repairs.

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. Mr. Kent Ruppert contacted the homeowners, and they requested we just landscape in front of the new entrances in some fashion. Kirk Shell is contacting some landscaping companies for their opinions. Mr. Ruppert will contact Jason Spears, our current landscaper, as well.

Open Discussion

Go Green now has 76 recipients representing 71 houses.

Mr. Schorfheide will look at the water hydrant on Oakridge and see why it is not working properly. Mr. Schorfheide has also been in contact with the City of Broken Arrow regarding the replacement of street panels on Pittsburg Court. This is a great help for the board as has worked with street for the City Engineer for Sand Springs.

If a Homeowner would like to review HOA Financials, they can contact a board member and they will be sent to them individually. It is not recommended that these detailed bank account reports be published on the Web Site.

The Newsletter will be mailed the first 2 weeks of June and our next HOA Meeting will be July 13, 2023, at the Downtown Library.

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