

Wedgewood Homeowners Association
Meeting Minutes
July 13, 2023
Broken Arrow Library Main
300 West Broadway
Broken Arrow, Ok.

Meeting was called to order by Kent Ruppert at 6:35 p.m.

Board Members Present: President: Kent Ruppert, Secretary: Kirk Shell, Area 3 Rep: Joe Sparks, and Area 2 Rep: Stephanie Daniels

Board Members Absent: Vice President: Darrell Jones, Treasurer: Alesia Spears Area 4 Rep: Vacant

HOA Members – Tad, Tracey Rader and Douglas Daniels

Minutes were reviewed, and approved via email, a motion was made to approve by Kent Ruppert and seconded by Stephanie Daniels. The minutes were unanimously approved.

Secretary's Report

310 of the 409 homeowners have paid current dues for 2022-2023 representing 76%. Of the 98 remaining homeowners, 65 members owe 1-2 years, and 33 members owe 3+ years.

The secretary announced that we have been notified that the house on Louisville that is in a burnt condition, requested a dues statement and that they were in the process of negotiating a sales contract. Hopefully they can close the purchase and start remodeling the house before winter.

Treasurer's Report – The report was presented by Kent Ruppert on behalf of Aleshia Spears. Year-to-date income was presented \$27,645.88 with Expenses of \$55,186.01 and were reviewed. The current DDA Balance is \$16,120.42 and the Savings Account balance is \$27,014.76.

Mr. Sparks indicated that now we are through our major capital expenses, he will begin working on a 5-year plan budget. We also discussed another form of payment for Spears Landscaping as this has been a struggle for several years. We are either not receiving the billings or they are not mailing the billings. Apparently, we can go online to review our billings. If this is the case, we will pay either by debit card or PayPal. Kent Ruppert will get with Carol Shell the complete this process.

Motion to approve by Kirk Shell, seconded by Joe Sparks. The financials were unanimously approved.

Communications

Stephanie Daniels indicated that there are 225 followers on Facebook. We had 13 Likes on the Yard of the Month.

A conversation was held regarding the group as a neighborhood. Mr. Shell indicated that Cedar Crest in Broken Arrow has such a group with administrator that approve or disapprove content that can be put on the page. Additional research will be conducted. The Board as a whole is reluctant to allow any negative connotation to be published on social media without approval.

It was reiterated that the process is still to make a presentation thru our HOA Email and it will be directed to the proper channel and addressed.

Stephanie will continue working on this project.

Broken Arrow Police Department Presentation

Chief Berryhill, Officer Poole and Ethan Hutchins Communication Director made a presentation of the crimes in the Wedgewood Neighborhood.

Several discussions were held addressing individual questions of the parties that were in attendance.

They were very complimentary of our Wedgewood Community and how we address a lot of our homeowner's concerns internally and then push them out to the proper channels. They indicated that walking, riding, and driving the neighborhood during various times of night and day is a major deterrent.

There have been 6 alarm cases, 14 Domestic Cases, 10 Auto Cases, 1 Open Door, and 2 neighbors have passed in their homes since September 1, 2022. They will continue to patrol the neighborhood during the evening, late hours of the night and early morning hours. It was also noted that the Police Department is very cognizant of the various hot spot areas and various groups that have various activities going on within our city.

They addressed the No Solicitation legal ruling and have requested that we post "No Solicitation" signs at our personal residences. The Wedgewood Board will research the cost of this for each resident and vote on providing something for each house.

The BAPD also asked us to check into joining the Positive Patrol Program, which we will be doing. A discussion was held on National Crime Night Out and The Galley's were recognized for their efforts of hosting this event for many years annually in August. The board will look at possibly holding a similar event in the fall to also align with positive patrol. The BAPD indicated that they will offer their full support along with BAFD and City Leaders, if we change the dates.

Motion to adjourn 7:40 p.m. by Kirk Shell Seconded by Kent Ruppert, the motion was unanimously approved.