

Wedgewood Homeowners Association  
Meeting Minutes  
September 14, 2023  
Zoom Meeting

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

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

**Board Members Absent:** Area 4 Rep Vacant

**HOA Members – None**

**Minutes** were reviewed and a correction was made on meeting month to be changed from June to July. Motion was made to approve by Kent Ruppert and seconded by Stephanie Daniels. The minutes were unanimously approved.

**Secretary's Report**

316 of the 409 homeowners have paid current dues for 2022-2023 representing 76%. Of the 98 remaining homeowners, 61 members owe 1-2 years, and 32 members owe 3+ years.

**Treasurer's Report** – The report was reviewed. Year-to-date (9-13-23) income was presented \$28,845.88 with Expenses of \$58,694.14, creating a loss of (\$-29,848.26). This is due to Capital Expenses of \$40,885.00 for the entrances. The current DDA Balance as of (9-13-23) is \$13,812.29 and the Savings Account balance is \$27,014.76.

It was noted that the expenses for Spears Landscaping for July and August have not been entered into quick books and that the Select Storage annual billing was split into 2 payments of \$330.00 each. Alesia asked for help balancing the "Fraud Transactions". Motion to approve by Kirk Shell, seconded by Darrell Jones. The financials were unanimously approved.

**Communications**

Stephanie Daniels indicated that there are 225 followers on Facebook. We had 223 Likes on Facebook. Facebook would not allow us to change the original meeting location from the library to Zoom. Stephanie also posted regarding the No Solicitation presentation from the BAPD and received 2 negative responses James Bradley and Nathan Murdock which may or may not be residents of our HOA.

We are postponing any online promotion until 2024 based on information received on the Non Solicitation responses.

**Upcoming Events**

Halloween Contest, houses to be judged and on Facebook by Tuesday October 24, 2023 with 1 winner per area receiving a \$50.00 gift card.

Christmas Contest houses to be judged and on Facebook by December 16, 2023 with 3 winners per area who has not won the previous 2 years receiving a \$50.00 gift card.

Garage Sale signs are out, and Kent Ruppert will pick them up and replace them with Dumpster Day signs on Sunday September 18, 2023. Dumpster days will be from 9 until full on September 23, 2023.

**Annual Meeting**

Lynnwood Elementary has been reserved for November 16, 2023 from 6:30 to 8:30 p.m. Kent Ruppert will reach out to the BAPD and see if we can get a spoke person for 30 minutes.

**Open Positions**

For 2023-2024 Vice President 2-year term, Treasurer 2-year term, Area 2 - 3-year term, and Area 4 which is currently vacant – 2 years left on 3-year term

For 2024-2025 President 2-year term, Secretary 2-year term, Area 3 – 3-year term

Based on the openings and the lack of volunteerism Kirk Shell made a recommendation that we start interviewing possible management companies to run the HOA. This would include billing, payments, liens, violations etcetera. They would report to the board on a quarterly basis and host the annual meeting.

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