

Wedgewood Homeowners Association
Meeting Minutes
January 11, 2024
BA Library South
3600 South Chestnut

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

Board Members Present: President: Kent Ruppert, Vice President: Vacant, Treasurer: Joe Sparks, Secretary: Kirk Shell, Area 2 Rep: Ron Friedberg, Area 3 Rep: Alesia Spears, and Area 4 Rep: Darrell Jones

Board Members Absent: Communications Rep: Stephanie Daniels

HOA Members – None

Minutes Were reviewed and a motion was made to approve by Alesia Spears and seconded by Ron Friedberg. The minutes were unanimously approved.

Secretary's Report

231 of the 409 homeowners have paid current dues for 2023-2023 representing 56%. Of the 179 remaining homeowners, 126 members owe 1-2 years, and 52 members owe 3+ years. There are 17 liens that will be filed in March and all liens previously filed and unpaid are re-filed every 5 years. (This is per the HOA Attorney at the Broken Arrow Workshop held annually).

Treasurer's Report – The report was reviewed. Year-to-date (12-31-23) income is \$17,969.79 and expenses are \$3,759.72, creating a net income of \$14,210.07. The current DDA Balance as of (12-31-23) is \$25,677.26 and the Savings Account balance is \$27,014.76. It was recommended that we move \$10,000 from Checking to Savings, pay insurance annually instead of semiannually, Mr. Sparks will order duplicate deposit tickets, Carol will get mail and enter payments, pass payments, and bills on to Mr. Sparks who will make a deposit and pay invoices. We will continue to pay Spears Landscape via ACH/Debit Card and will visit the fees charged by Stripe. Motion to approve was made by Kirk Shell and seconded by Darrell Jones. The treasurer's report and recommendations were unanimously approved.

Communications

Stephanie Daniels was unable to attend and report.

Upcoming Events

Yard of the month May 1 through October 31, 1 yard per area. Obtain permission from the homeowner to place a sign in their yard.

Garage Sale to coincide with Country Aire in April and Wolf Creek on the 3rd Saturday of September. September 21, 2024.

Dumpster Days will be the weekend following the garage sale. It was discussed and approved to continue receiving 2 dumpsters.

Halloween Contest houses to be judged and on Facebook by Friday October 25, 2024 with 1 winner per area receiving a \$50.00 gift card.

Christmas Contest houses to be judged and on Facebook and website by December 16, 2024 with 3 winners per area who has not won the previous 2 years receiving a \$50.00 gift card.

Annual Meeting

We are considering asking the Broken Arrow Rep for our area Ward 2 Lisa Ford – Lford@BrokenArrowok.gov , the City of Broken Arrow Code Enforcement Department

Open Positions

For 2023-2024 Vice President 2

For 2024-2025 President 2 years – Secretary – 2 years – Area 2 – 3 years

Kent Ruppert will reach out to the management company which answered or inquiry to run the HOA secretarial duties. This would include billing, payments, liens, violations etcetera. They would report to the board on a quarterly basis and host the annual meeting.

2000 West Louisville House

Construction has started on this house, Mr. Shell has reached out to the building permit supervisor Makala Neeley, MNeeley@brokenarrowok.gov. She reviewed the site and only an electric meter permit has been applied for. She notified Joe Williford the head of building inspectors Joe Williford, jwilliford@brokenarrowok.gov. Paul Bighorse PBighorse@BrokenArrowOK.Gov is our area Building Inspector and he was sent to the job site and ordered them to stop building until a building permit is obtained. It was recommended that we send an attorney letter to put the owner on notice and CC they City of Broken Arrow, for documentation purposes. Motion to approve by Kirk Shell, seconded by Ron Friedberg. Motion was unanimously approved.

Motion to adjourn 7:20 p.m. by Kirk Shell Seconded by Darrell Jones, the motion was unanimously approved.