

Wedgewood Homeowners Association
Meeting Minutes
May 2, 2024
BA Library South
3600 South Chestnut

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

Board Members Present: President: Kent Ruppert, Vice President: Vacant, Secretary: Kirk Shell, Area 2 Rep: Ron Friedberg, Area 3 Rep: Alesia Spears, Area 4 Rep: Darrell Jones Communications Director Stephanie Daniels.

Board Members Absent: Treasurer Joe Sparks
HOA Members – None

Minutes were reviewed and a motion was made to approve by Darrell Jones and seconded by Ron Friedberg. The minutes were unanimously approved.

Secretary's Report

282 of the 409 homeowners have paid current dues for 2023-2024 representing 69%. Of the 127 remaining homeowners, 83 members owe 1-2 years, and 44 members owe 3+ years.

Treasurer Report

A review of the financials as of March 31, 2024, was presented by Kent Ruppert. Our checking has a balance of \$13,523.47 and Savings account of \$37,014.76. We have net income of 12,051.28 and have previously approved moving \$25,00.00 to Vast Bank, which will be invested into a Certificate of Deposit this month. Kirk Shell approved and seconded by Darrell Jones. The treasurer's report was unanimously approved.

Communication Report

Stephanie indicated that we have 247 followers on the Facebook app, with some living in Wedgewood and others not. She posted several pictures of dumpster days and will continue to post upcoming events. Facebook only allows you to update and post the events during a certain timeline prior to the event. She would like to start a Facebook Group and be the administer of this site. Ron indicated that she would be required to set certain rules so that only legitimate information could be pushed out or comments made. The board agreed to pursue this project for presentation. Kirk Shell approved and seconded by Alesia Spears. The communication report was unanimously approved.

Homeowner Association Companies

Mr. Ruppert has been in conversation with the Robson Management Company. If we are forced to hire a company (due to no volunteers willing to serve on the HOA Board of Directors) this would be an additional annual expense of \$14,400.00, which will more than likely increase every few years. Based on our percentage of homeowners that pay in a semi-timely fashion, it is estimated that our dues would need to increase from the current \$75.00 annually, to \$110.00 annually. Their pricing was \$2.50 per home per month. If we were to hire the management company, they would oversee the business side; financials, liens, newsletters, organize and run the annual meetings etc... and would not be responsible for violations and complaints or fines to homeowners.

A lengthy discussion was held with the board members. No one is in favor of raising dues at this time, however, the lack of homeowners who are willing to serve on the HOA Board and the tenure of those who are currently on the board is making it difficult to meet the requirements of the By-Laws of the association. It was also noted that the Certificate of Incorporation for the Wedgewood Homeowners Association, Inc. was enacted on the 2nd of June 1977 and is valid for a period of 50 years. Our Certificate of Incorporation will expire on June 2nd, 2027. We will need to consult with an attorney to determine

what steps we will need to take to ensure that the Homeowners Association remains in place after that date.

This is a very difficult conversation to have with the board and has been the focus of conversation for the past two board meetings. The Board members present were asked if they personally would have an issue of paying the higher dues of \$110.00 if it was necessary and there were no nay votes. The board's biggest concern is that if there is no HOA then our neighborhood, greenbelts and property values will suffer. Also, since the City of Broken Arrow mandates that all new subdivisions maintain an HOA, would they even allow our HOA to dissolve over time?

It has been discussed and presented that we push this issue out to the homeowners via USPS, Email, and signage. Kent, Stephanie, and Kirk will work on messages and present them to the board. This campaign will last thru the summer up to the next Annual Meeting. A motion to proceed with this project was made by Kirk Shell and seconded by Ron Friedburg. The motion was unanimously approved.

Landscaping

Kent Ruppert, Ron Friedburg and Joe Sparks will build new planters in front of each of the new brick structures at the Louisville and Oak Ridge entrances, and if needed, we will have the sprinkler heads adjusted for watering purposes.

Yard of the month has started, and signs have been placed in the area winners' yards. The Area Reps will obtain permission from the homeowner prior to placing a sign in their yard.

Garage Sale April 20, 2024, had approximately 11 houses. The response was good as this was pushed out on numerous Facebook Pages, Instagram, and X.

Dumpster Days had 23 homeowners participate, 2 of whom paid dues totaling \$225. The first dumpster was filled by the time the second dumpster was delivered. The second dumpster was nearly full at 3:00 PM when it was picked up. The next dumpster day will be September 28, 2024.

2000 West Louisville House

Construction has started on this house and they have obtained a building permit. Mr. Ruppert and Mr. Shell have been in contact with the attorney representing the HOA and the homeowner has complied with the covenants of the Wedgewood HOA. Mr. Shell emailed the City of BA building inspector who indicated that they owner has not called in for a framing inspection. The house does not currently have shingles or windows installed. This project will be continuously monitored.

Approval of Expenditures

When we de-winterized the sprinkler systems we found that 3 of the 4 water shut-off valves were cracked and must be replaced. We will try to find freeze resistant valves and replace these ourselves. If not, we will get approval to hire a third party. Kirk will contact John Land for assistance in this project.

Ron Friedburg made a motion to approve, Darrell Jones Seconded. The motion was unanimously approved.

Annual Meeting Speaker

It was suggested that we try to get a City Official at our next annual meeting in November. The Official will start at 6:30 and end at 6:50, with 10 minutes for questions. Questions will be submitted prior to the meeting. Suggestions for a speaker included Mayor Wimpie or appointee, Jeremy Moore-Fire Chief, or Lisa Hill.

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