

Wedgewood Homeowners Association  
Meeting Minutes  
March 14, 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, Treasurer: Joe Sparks, Secretary: Kirk Shell, Area 2 Rep: Ron Friedberg, and Area 4 Rep: Darrell Jones

**Board Members Absent:** Communications Rep: Stephanie Daniels and Area 3 Rep: Alesia Spears.

**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**

264 of the 409 homeowners have paid current dues for 2023-2023 representing 64.5%. Of the 145 remaining homeowners, 100 members owe 1-2 years, and 45 members owe 3+ years. There are 14 new 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). Since last meeting 2 homeowners over 2 years past due paid.

**Homeowner Association Companies**

Mr. Ruppert has been in conversations with 2 Homeowner Management companies, McCloud Management Company. Their pricing is \$2.50 per home per month. After discussing that they will basically oversee the business side, financials, liens, newsletters and not be responsible for violations and complaints and fines to homeowners, they indicated they may be able to reduce the fee to \$1.50 or \$613.50 per month and \$7362 annually. The other company is the Robson company for the same general duties, their cost is \$1,200 monthly and \$14,000 annually. 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 2<sup>nd</sup> of June 1977 and is valid for a period of 50 years. Our Certificate of Incorporation will expire on June 2<sup>nd</sup>, 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 will be more difficult with the homeowners. The biggest fears are higher dues to pay for a management company or dissolving the HOA and risking our property values decline due to non-enforcement.

A motion to proceed gathering information was approved.

**Treasurer's Report** – This report was not available at this time. The current checking account is approximately \$14,900 in Checking and \$37,000 in Savings. The complete QuickBooks Reports will be available next week. A discussion was held that we place \$25,000 into a Certificate of Deposit. Mr. Sparks indicated that he has obtained a rate at 5% and Mr. Friedberg indicated that Vast Bank was offering 5.75% for 6 months. Mr. Shell made a motion to purchase a CD at Vast Bank seconded by Ron Friedberg. The motion was unanimously approved.

## **Communications**

Stephanie Daniels was unable to attend and report.

## **Past Documents**

Mr. Ruppert indicated that while researching the archived documents to provide to our Attorney which we hired to deal with the new construction on Louisville, several items that need to be addressed were discovered. Several of the old documents were printed on thermal paper and are fading to the point that they are almost illegible. To the extent possible, these documents are being reproduced to where they are legible. Mr. Ruppert has been scanning various documents and will organize them; however, it will probably take the rest of 2024 to scan the documents for the past 48 years.

We will need to budget for 2 external hard drives on which to download the scanned documents for safe keeping.

## **Landscaping**

In reviewing old documents, a landscaping bid was found, from 10 years ago. The bid was close to the bid we received for the Oak Ridge and Louisville entrances last year, approximately \$4,500.00. After discussions Mr. Ruppert indicated that he would volunteer to help build the planters and Mr. Sparks also will help build the planters on Louisville and Oak Ridge.

## **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** April 20, 2024, and September 21, 2024.

**Dumpster Days** will be the weekend following the garage sale. It was discussed and approved to continue receiving 2 dumpsters. April 27 and September 28, 2024.

## **2000 West Louisville House**

Construction has started on this house, 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. We will call the City of Broken Arrow and make sure that they have received a building permit.

## **Approval of Expenditures**

Approval of attorney bill from Jennifer Kueneman from Rhodes, Hieronymus, Jones, Tucker and Gable, PLLC.

Approval of preprinted returned addresses envelopes from Staples 2,500 for \$327.00 (Royal Printing was \$518 for 2,500).

Joe Sparks made a motion to approve, Darrell Jones Seconded. The motion was unanimously approved.

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