

Wedgewood Homeowners Association  
Meeting Minutes  
September 5, 2024  
BA Library South  
3600 South Chestnut

Meeting was called to order by Kent Ruppert at 6:34 p.m.

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

**Board Members Absent:** None

**HOA Members – John Harl, Alyse Conley and Julie Fenton**

**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** 305 of the 409 homeowners have paid current dues for 2023-2024 representing 74%. Of the 104 remaining homeowners, 64 members owe 1-2 years, and 40 members owe 3+ years.

**Treasurer Report**

A review of the financials as of September 5, 2025, was presented by Joe Sparks. Vast Bank has a Certificate of Deposit in the amount of \$25,000 bearing 5% interest Our checking at First National Bank has a balance of \$11,995.33 and our Savings account of \$12,014.76. Mr. Sparks has added a Liability account (Deferred Revenue) which will be for prepayments of 2024-2025 dues. The account shows -100, however, Carol Shell indicated that an adjustment should be made. 1 Owner paid \$25.00 for 2023-2024 and \$75 for 2024-2025 and another homeowner paid \$75 for 2024-2025. This adjustment will be made to the balance sheet. FYE is 9-30-24 which is rapidly approaching; therefore, the majority of our income has been realized. It is noted that approximately \$5,000 of the \$27,919.83 dues collected for 2023-2024 were in the arrears, which would reduce our Net Income from \$10,000 to \$5,000.00. Mr. Sparks is working on a forecast that will be presented at our "Pre" annual meeting November 7 and put into the annual meeting packet.

A discussion was held regarding hiring a management company and the cost. It is noted that we have had several individuals that have inquired about volunteering, which will negate further conversations with a management company. If a management company were to be hired, they would take approximate 1/2 of each homeowner's annual dues to perform part of the job the current board does plus we are still required to have a board to monitor the management company.

Mr. Sparks also presented the bank statement and QuickBooks reconciliation statement. He is requesting that all board members sign off on these documents at future meetings. It was requested that this information be provided to each board member prior to each meeting for review and prepare for questions.

Mr. Sparks discussed his position on the board for the visitors and explained it takes 10-12 hours a month to enter deposits and balance the books. Mr. Harl a guest homeowner inquired about being able to pay the treasurer for his work. It was explained that our By-Laws do not allow any board member to be compensated, however, we are allowed to hire a non-homeowner or Wedgewood resident to be our bookkeeper. The treasurer's report was unanimously approved.

### **Communication Report**

Stephanie indicated that we have 45 Members in our Private group. After vetting the 2 most current posts, one was determined to be a legitimate homeowner on Pittsburg Ct. and further research will be done on the second request. A question was asked, if we could capture the homeowners name if the requestor was a renter. This will be researched.

Mr. Sparks requested that the Facebook Rules be re-sent to the board members for review and to understand the process. Stephanie also indicated that they have had numerous issues with their Cox internet service in Wedgewood, mainly after 11p.m. and that Metro Net is looping our subdivision as Windstream and Cox have had their challenges.

Mr. Friedberg inquired on the responsibility of a tree or debris falling into the streets. It was replied that the homeowner is responsible for removal and cleanup. However, if anything is noted, please contact the board and assistance will be available if needed. This led to a lengthy discussion if anyone needing help or assistance, needs to be directed to the board for consideration. Our board's goal is to assist the homeowners in need to make WW and better community.

**Garage Sale** will be held September 21

**Dumpster Days** will be held September 28

### **2000 West Louisville House**

Project was discussed and the board was advised that we are doing everything that we know to do as the homeowner is currently in compliance with our covenants. This project will be continuously monitored, with communication with the City of Broken Arrow.

### **Annual Meeting Speaker**

It was suggested that we try to get a City Official from the Economic Development Department at our next annual meeting in November. The Official will start at 7:00 and end at 7:20, with 10 minutes for questions. Questions will be submitted prior to the meeting.

### **Insurance**

Mr. Sparks met with our insurance company, who reviewed our insured structures. It was determined that we need more coverage and for \$15.00 onetime fee, we can increase our coverage from \$38,400 to \$50,000 thru January of 2025. This request was unanimously approved.

Motion to adjourn 7:35 p.m. by Kirk Shell Seconded by Darrell Jones, the motion was unanimously approved.