Wedgewood Homeowners Association
Meeting Minutes
November 20th, 2025
Annual Meeting – Lynn Wood Elementary School

Board Member Attendance

Position	Name	Attendance
President	Joe Sparks	✓
Vice President	[VACANT]	☐
Treasurer	Kirk Shell	✓
Secretary	Julie Fenton	✓
Area 2 Rep	Ron Friedberg	✓
Area 3 Rep	Alyse Conley	✓
Area 4 Rep	Darrell Jones	✓
Comm. Director	Stephanie Daniels	✓

Meeting was called to order by Joe Sparks at **6:57 PM**.

Homeowner Attendance – Carol Shell, Scott & Terri Taylor, Jerry & Brenda Ashbrener, Demory & Kathy Green, Brian & Shannon Paul, Chris Fenton, Tyrel Bullington, Dennis & Theresa Johnson, Robert & Mari Galley, Shane & Christine Bozarth, Sean Kauble

Guest Speaker & Q&A
Travis Small – Transportation Division
Nate Poll – Construction Manager
Tim Hawkins – Constructions Administrator

Dec 1st start date on the streets construction. 120 days from start to end allowed. Focus is fixing damaged concrete panels. Mentioned an upcoming bond election for 2026 that is the main funding of these neighborhood street projects. Starting 11/21, city workers will begin marking the start of the project and they should give homeowners 48-hour notice for any driveway obstructions, and the obstruction will be for 72 hours. Tim will be the main point of contact, and his contact information was provided at the meeting.

Speed bumps are also being removed and replaced. There was some discussion about whether the neighbors in that area do not want the speed bumps replaced and their effectiveness, and Travis is going to bring that back to his office and the streets and stormwater department to see if that is an option.

The board will send an email poll to the residents to ask about the opinion of the removal of the speed bumps.

Approve Prior Meeting Minutes
Minutes were unanimously approved.

Secretary's Report
232 homeowners have paid their dues for FY 2026, representing 56.7% of the neighborhood. Of the remaining, 65 owe 2+ years.

Communications
A rundown of the Facebook page was talked about by our Communications coordinator, Stephanie.

Financials
Kirk reviewed the financial statements and forecast for 2026. We have budgeted expenses for legal this year for a potential legal case with one of the properties, and to redo our covenants to get them up to date.
Financials were unanimously approved

Elections
Vice President: There were not any volunteers for this position. It will remain VACANT until a volunteer steps up.
Treasurer: Kirk Shell was unanimously voted in as Treasurer for FY 26-27
Area 4 Rep: Darrell Jones was unanimously re-elected to the position.

Covenant Updates Discussion
Paying $5,000 for legal fees
Removing the pool from our covenants
Adding short-term rental stipulations
Adding the metal roof restriction
Removing the poultry section and allowing the city to manage restrictions
Add Communications as an official board position

City Counsel FAQ Sheet
Joe met with a code enforcement officer with the city of BA to provide a FAQ for the neighborhood based on some questions we received this summer and other hypothetical situations that may be pertinent to our neighborhood.

Open Discussion
We have a new landscaper, Redtail, that put up the Christmas lights on 11/19. Any concerns or suggestions to change the lights can be sent to the contact email address.

A neighbor suggested adding a note in the newsletter about being more neighborly in situations where there may be a neglected yard or other situation where a neighbor needs help with some kind of maintenance that would otherwise be a city violation.

Another neighbor suggested we only do one garage sale day per year in September to encourage participation

Motion to adjourn
8:06PM by Ron Friedberg and seconded by Stephanie Daniels the motion was unanimously approved.