

**Estates of Wedgewood Falls HOA  
Board of Directors' Meeting  
September 14, 2021**

**Minutes**

- I. Call meeting to order – Dan called the meeting to order at 5:55 p.m. All board members were present; Dan Harris, Jeb Montgomery, Becky Perrella, Chris Sample, and Ryan Lanclos. Jennifer with IMC, Scott Mrosko with Wedgewood, and 2 owners were also present.
- II. 6:00 p.m. Adjourn to Executive Session and Ended at 6:39 p.m. – 6:42 p.m. Return to Open Session

**Summary of Executive Session**

- a. Scott presented the actual cost to maintain the front entrance landscape along with the breakdown per association. The board reviewed the proposed contract and asked questions regarding the terms.
- b. Deed violations – 9 sent and board discussed partial fencing options to conceal garbage cans from street view. Agreed that would be considered with ARC application approval
- c. Collections – sending 1 statement to owner, sending 1 – 209 letter to owner if not paid by October 1
- d. Legal Accounts – no new legal

- III. Appointment of Board Positions
  - a. Jeb made the motion to appoint Dan Harris as President, Jeb Montgomery as Vice President, Ryan Lanclos as Secretary, Becky Perrella as Treasurer, and Chris Sample as Member. Ryan seconded, motion passed unopposed.
- IV. Treasure's Report – Becky reviewed the financial and answered a few questions regarding them. Becky made a motion to approve the financials, Jeb seconded, motion passed unopposed. Jennifer informed the board that the Capitalization Fee Bank Account was started and \$1200 was deposit this month. Becky proposed transferring \$20,000 into a higher interest account that gives options to withdraw the money without penalty. Jennifer will provide the board with account options and current rates.
- V. Old Business
  - a. Jeb motioned to ratify the appointment of the ARC committee members – Tom Katri, Noah Tritz, and Jared Wilds, Becky seconded, motion passed unopposed.

- b. Jeb motioned to ratify the creation of the website for the community [www.theestatesofwedgewoodfallshoa.com](http://www.theestatesofwedgewoodfallshoa.com) , Chris seconded, motion passed unopposed. Jennifer will send out a postcard to announce and promote the website to the owners.
- c. The board discussed parking issues where vehicles are parked in front of no parking signs and contractors parking on the street. The city should be called regarding cars parked on those streets with no parking signs. The board discussed a reasonable loading and unloading time for the Recreational Vehicles.
- d. Board received legal counsel opinion stating that the property is adjacent to a lot, when not owned by the lot owner or the association, the maintenance of the lot is the adjacent lot owner's responsibility. Jennifer will check the landscaping contract to make sure that area can be removed from the mowing service without penalty. Eight owners that back up to Wood Estates will be sent a letter explaining that Section 28 of the covenants states they will need to start maintaining (mowing) the land between their back fence and Woods Estates curb in 60 days.

## VI. New Business

- a. Wedgewood has signs up for the area garage sale held on October 2. Ryan posted the notice for the garage sale on the new website.
- b. Becky motioned to purchase four metal sign holders at no more than \$25 each, Jeb seconded, motion passed unopposed.
- c. Board discussed how to amend the covenants making small changes and removing the developer language. Jennifer explained the legal process needing to obtain at least 67% affirmative vote to amend the covenants as proposed.

VII. Open Forum/Guest Comments (2-minute maximum) – owners spoke emergency vehicles having trouble passing when cars are parked on both sides of the road, annual meeting, and what is permitted for the flagpoles and flags in the community.

## VIII. Adjournment 7:56 p.m.