

**Estates of Wedgewood Falls HOA**  
**Board of Directors' Meeting**  
**April 7, 2022**

**Minutes**

- I. Call meeting to order – Dan called the meeting to order at 6:01 p.m. All board members were present; Dan Harris, Chris Sample, Ryan Lanclos, and Dena Williams. Jennifer with IMC and 5 owners were also present.
- II. Board Actions
  - a. Chris made a motion to appoint Taylor Parker to the vacant position on the board that would end in October 2023, Dena seconded, motion passed unopposed.
  - b. The board unanimously approved board positions as follows:  
President – Dan Harris  
Vice President – Ryan Lanclos  
Treasurer – Taylor Parker  
Secretary – Chris Sample  
ARC Liaison – Dena Williams
- III. Dan made a motion to approve the minutes from the meeting on February 3, 2022, Chris seconded, motion passed unopposed.
- IV. Treasure's Report – Jennifer reviewed the financials from February 2022. Dan made a motion to approve the financials as presented with further explanation on the credit applied to assessments \$227.50, Ryan seconded, motion passed unopposed.
- V. Board agreed to move the owner comments up in the agenda. Guest speaker, Scott Mrosko spoke about local developments and the importance of the neighborhood's participation. Owners asked him questions about the developments.
- VI. New Business
  - a. Ryan made a motion to ratify the termination of True Dreams Landscape contract and start new contract with JP Lawns, Chris seconded, motion passed unopposed.
  - b. The board discussed the audit agreeing that a full audit required by the by-laws was too expensive at \$3500. Tabled the subject until later.
  - c. Dan made a motion to allow the 30 day CD to roll over monthly until the board directs IMC otherwise, Taylor seconded, motion passed unopposed.
  - d. Board discussed portal with IMC and received more information on how documents are viewed.

- e. Dena reported back to the board on the determination of ownership over the easement. Conflicting information was received from resources therefore Dena will continue to research until a definitive answer is received.
- f. Chris made a motion to pay at the next 6 month billing \$4,000 to Wedgewood Falls for the landscaping of the entrance which is \$2,000 in advance, Taylor seconded, motion passed unopposed.
- g. Board discussed decreasing annual assessments and decided to table the discussion for another meeting.

VII. 7:25 p.m. Adjourn to Executive Session and Ended at 7:59 p.m. – Return to General Session

Summary of Executive Session

- a. Deed violations – 5 violations were cleared since the last meeting and 10 violations remain uncured.
- b. Collections – board decided to send unpaid accounts to small claims for collection.
- c. Legal Accounts – no new legal

VIII. Adjournment 8:00 p.m.