

WEDGEWOOD OWNERS' ASSOCIATION, INC.
Special Closed Board of Directors Meeting for Management Performance Review
June 21, 2017 at 3:00 p.m.

AGENDA

Required Follow-up Review of L.E. Wilson & Assoc., Inc. covering November 2016 to June 2017

The meeting was called to order by President Rebecca Scaringe: at 2:59 pm at the home of resident Robert Vellante, Evaluation Chair.

Present: Rebecca Scaringe (president), Phil Mickel (vice president), Marilyn Wilson (treasurer), Geraldine Garretson (secretary). Ed Malatesta (director) was unable to attend. A quorum was present. Also attending were Jack Ward and Bill Regis from the Architectural Control Committee (ACC), and Robert Vellante, Evaluation Committee chair.

Vellante reviewed the contractual requirement to complete another evaluation this month, a provision of the evaluation completed last fall and the evaluation review meeting with LEW personnel on December 16, 2016. That meeting resulted in an amended management contract due to Wedgewood dissatisfaction with management performance.

Regis asked whether Vesta is purchasing L.E. Wilson & Associates, Inc. Garretson noted that although Vesta is buying LEW, we don't know whether they will continue the LEW contract, provide a new contract, what it will be, or the cost.

Vellante led the group through each of the provisions in the review, using the same form and criteria used last fall, to determine whether LEW performance has improved. Continued deficiencies were noted in nearly all areas.

Vellante will consolidate ratings and comments to be reviewed at the next meeting on July 5. The final report will be presented to the management company on July 12.

The board is considering alternatives. Scaringe is curious what Vesta will offer when they take over LEW, but is not willing to pay more than \$250/month. Ward suggested contacting other management companies or CPAs to see whether there are other viable management possibilities. Mickel volunteered to check into them and report at the next meeting. Members discussed the impact of professional versus self management on the board and community.

Mickel moved and Scaringe seconded that the meeting be adjourned at 5:44 p.m. Motion passed unanimously.

Respectfully Submitted,
Geraldine Garretson, Secretary

Future Dates:

July 5, 2017 Special Management Evaluation Board Meeting at Vellante's home (closed)

July 12, 2017 Special Management Evaluation Board Meeting at LEW (closed)

November 12, 2017, Sunday, Fall Fest

December 7, 2017, Thursday, Annual Meeting in the Caper Room