

## **WEDGEWOOD OWNERS' OWNERS' ASSOCIATION, INC.**

**Wednesday, May 16, 2018 2:00 p.m.**

**Home of of Marilyn Wilson, 2016 New Bedford Drive**

President Rebecca Scaringe called the meeting to order at 2:07 p.m. Proof of Notice: Announcements were posted on the Wedgewood bulletin board and website long before required notice date. Board members present: Scaringe, Geraldine Garretson (secretary), Marilyn Wilson (treasurer). Phil Mickel (vice president) and Ed Malatesta (director) were absent. Bill Regis and Jack Ward (Architectural Control Committee) and Bob Vellante (Social, Hospitality and Covenant committees) attended.

Secretary's Report: Scaringe moved and Wilson seconded that the minutes of the April 18 board meeting be approved as written. Motion passed unanimously. Garretson sent new owner packets to two new residents. Scaringe asked whether our estoppel letter states that it is a deed restricted community and references the website. Wilson stated that it does. There was discussion of possible ways to get information on the deed restrictions to prospective buyers through real estate agents, an issue that has been discussed for years without finding a satisfactory solution.

Member Comments & Concerns: None were presented.

President's Report: Scaringe received a letter from Sally Dittman who is trying to get the word out about services for those who need help. These organizations will send a speaker to inform a group about their services. They are going to put out brochures. Scaringe passed out a sample list. She would like to get them out to the neighborhood and put on our website. That will require links to the organizations' sites.

Treasurer's Report: Wilson presented the report for April 30, 2018. Two Estoppel letters brought in \$200 (total). Expenses: Don's Lawn Service for maintenance of the area around the pump house was paid (April-December): \$225. There was a legal bill for \$110 connected with the covenant project, and the annual corporate registration cost \$61.25. Don's Lawn Service was paid \$770.00 for maintenance around the Berry Roberts Lake (April - October), from the Berry Roberts Fund. There was no change to the Party Fund in April. Total expenses paid in April: \$1166.25.

On April 30, 2018, the checking account balance was \$18,757.40, which is apportioned in these funds: General Fund \$8313.16, Contingency Fund \$5757.62, Covenant Contingency Fund \$3851.04, Berry Roberts Fund \$462.34, and Party Fund (not funded by assessments) \$373.24.

Wilson noted that we will get a bill for legal services for the 3.5 hour meeting with Bush Ross attorneys about our Declaration of Covenants and Restrictions updates.

Scaringe moved and Garretson seconded the report be accepted as presented. Motion passed unanimously.

### Committee Reports

Architectural: Ward met one of the new residents and talked with her about the deed restrictions. They are working on the property and plan to live there eventually. They removed the advertising signs for the contractors. The ACC noted no major issues in the community at this time.

Declaration/Covenants: Scaringe and Vellante met with Eric Appleton and Wesley Jones of Bush Ross on April 24 for three-and-a-half hours. The attorneys presented a draft of an "amended and restated" Declaration. Vellante is comparing this document with the committee document. He provided notes about the meeting for the board members to review and went through them point by point. There were some committee recommendations that Bush Ross did not address, and some others they recommended be worded differently. Vellante will reconvene the committee to deal especially with clauses that need

more clarification and to go over the entire proposal. Then another meeting with the attorneys will be needed prior to finalizing the document and holding information meetings for the community in the fall. The process is on track for voting at the annual meeting November 30 if the board approves it.

The attorneys advise that the "amended and restated" Declaration should be voted on as a whole, after meetings to inform residents about it and get their "buy in." Vellante wondered whether each change should be voted on separately, or in groups such as those dealing with deleted developer clauses, those with minor changes and those with significant changes (singly) in the manner of the current working document. Discussion among those present focused on how voting on each change would result in a "ballot" over 30 pages long, which would be prohibitive, expensive, and confusing. The board would like clarification from the attorney about how he recommends that the new "amended and restated" document be presented for a vote ("accept" or "reject"). If the community votes against it, we remain under the current document.

Garretson mentioned correspondence with a resident concerning the covenant update process.

Hospitality: Vellante will submit receipts for three welcome packages. He delivered one to the Maders and will try to visit the other two.

Social: The Hoe Down Party on May 4th was attended by 33 people and was lots of fun. Vellante turned over \$495 to Wilson in checks and cash payments and receipts for expenses. Expense were \$361.50. Checks to Bill Regis for \$291.05 and \$70.45 to Bob Vellante will be written. The event came out \$133.50 ahead because they were given VA discount of \$82.42 by the supplier. These figures will be in the May treasurer's report.

Website: No report.

Old Business:

Update on properties in transition:

2102 New Bedford sold to Alexis Gipson. There are four properties for sale with one sale pending.

New Business:

1. Set future board meeting dates: tentative dates through October were set. See below.
2. Any other business deemed appropriate to come before the meeting: there was discussion about the blind mosquitoes on Lake Wedgewood. (There are none at Berry Roberts Lake.) They introduced mosquito fish to eat the larvae, but are still plagued with the insects and looking for other possibilities. There is no longer any treatment by the golf course owners on the other side of the lake.

Adjournment: Wilson moved and Scaringe seconded that the meeting be adjourned at 4:04 p.m.

**Future / Board/ Annual Meeting Dates:**

June 20, 2:00 p.m., Wednesday, at Jerri Garretson's house.

July 25, 2:00 p.m., Wednesday, at Marilyn Wilson's house

August 22, 2:00 p.m., Wednesday, at Marilyn Wilson's house

September 19, 2:00 p.m., Wednesday, at Marilyn Wilson's house

October 17, 2:00 p.m., Wednesday, at Marilyn Wilson's house

November 30, 2018 Friday, Annual Meeting in the Caper Room, 10:00 a.m. (Sign-in 9:00 a.m.)

**SOCIAL EVENT DATES**

November 11, 2018, Sunday, 1:30-5:30 p.m. in the Florida Room - Fall Fest