

**WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTOR'S MEETING  
December 14, 2015**

**CALL TO ORDER**

Lorie Fulkes called the meeting to order at 7:02p.m.

**VERIFICATION OF QUORUM**

Board members present included Anne Combs, Susan Kellicut, Barbara Reuter, Doreen Solomon, Lainey Story, Fred Thomas, Louis Velez, Brian Wallace and Chester Zwissler. Lorie Fulkes represented Hara Management. There were six (6) homeowners in attendance.

**PROOF OF NOTICE**

The agenda was posted at the community bulletin board at the clubhouse and the meeting signs were posted at all entrances to the community forty-eight (48) hours prior to the meeting.

**OPEN FORUM**

Marge asked if anyone knew why new water/sewer covers were being installed.

Max had questions on the budget. He mentioned a loss in the approved 2016 budget. There is not a loss in the 2016 budget. After the meeting Max handed Lorie a sheet of questions he would like to have answered.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the October 15, 2015 Board of Directors meeting and the November 9, 2015 Organizational/Budget Meeting. Barbara made a motion to approve the October 15, 2015 minutes. Fred seconded the motion. A vote was called. All in favor, motion carried. Fred made a motion to approve the November 9, 2015 minutes with the following changes: Susan voted no on the increase in Board members. The vote passed six (6) to one (1). Anne seconded the motion. A vote was called. All in favor, motion carried.

**MANAGER'S REPORT**

Lorie reviewed the manager's report dated December 14, 2015. A copy of the report will be attached to the approved minutes and retained on file for future reference by the Association.

**COMMITTEE REPORTS**

*ACC:* One (1) application was received for widening the driveway. The application was approved. Fred will also speak to the owner regarding finishing the fence on the side of the home.

*Landscaping:* John Hemphill is helping with a layout for landscaping at the clubhouse. Once the layout is completed, proposals will be solicited.

*ITT/Netlines:* The next issue will be January/February. The deadline is the day after the January meeting.

## **COMMITTEE REPORTS CONTINUED**

*Social:* Ann read the written report. A copy will be attached to the approved minutes and maintained on file for future reference by the Association. Anne thanked everyone who helped with the decorations and holiday party.

## **OLD BUSINESS**

*Rentals:* Lainey made a motion to permanently table the topic of limiting the number of rentals. Anne seconded the motion. Discussion was held. A vote was called. All voted no. The motion failed. The Board will brain storm ideas and discuss at the next meeting.

*Clubhouse Parking:* Doreen made a motion to purchase parking signs for each entrance of the clubhouse parking lot. Chester seconded the motion. A vote was called. All in favor, motion carried. The Board will discuss and decide on the wording.

*Commercial Vehicles:* No action taken. This will be discussed at a membership meeting or the 2016 annual meeting.

*Community Letter/Survey:* This item was tabled. The Board will come up with ideas and discuss at the next meeting. Pressure washing will be addressed in the next netlines.

*Paint Option for 3<sup>rd</sup> Color:* The ACC committee recommends allowing a 3<sup>rd</sup> color for the flashing. Fred mad a motion to approve a 3<sup>rd</sup> color as long as it is in the color scheme for the drip edge/flashing. Doreen seconded the motion. A vote was called. All in favor, motion carried.

## **NEW BUSINESS**

*Northern Way Trees:* The Board reviewed the proposals received for trimming the trees along Northern Way. Chet made a motion to approve the proposal from A Cut Above in the amount of \$1800. Lainey seconded the motion. A vote was called. All in favor, motion carried.

*Parking Signs:* This item was addressed under clubhouse parking.

*Number of Violation Letters:* Lainey made a motion to send a first notice and a final notice. No second was received. Doreen made a motion to send three notices and then the Board will vote on sending the violation to the attorney. Barbara seconded the motion. A vote was called. All in favor, motion carried.

*Letter to Owners on the Pond:* The Board unanimously agreed to have a letter sent to the owners on the pond regarding feeding the carp and items not good for the pond.

## **NEXT MEETING**

The next meeting will be held on January 11, 2016.

## **ADJOURNMENT**

Brian made a motion to adjourn the meeting. Anne seconded the motion. A vote was called. All in favor, the meeting adjourned at 8:15 p.m.

Respectfully Submitted for the Secretary of the Association,  
*Lorie Fulkes*, LCAM, CMCA, Hara Management, Inc.