

**WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTOR'S MEETING  
December 9, 2019**

**CALL TO ORDER**

Lorie Fulkes called the meeting to order at 7:01p.m.

**VERIFICATION OF QUORUM**

Board members present included Chet Zwissler, Susan Kellicut, Fred Thomas and Buz Phillips. Brian Wallace, Brian Kenfield and Bonnie Frank were absent. Lorie Fulkes represented HMI. There were five (5) 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.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the October 7, 2019 and November 4, 2019 Board of Directors Meetings. Fred made a motion to approve the minutes with a spelling correction in the November 4<sup>th</sup> minutes. Sue seconded the motion. A vote was called. All in favor, motion carried.

**MANAGER'S REPORT**

Lorie reviewed the manager's report dated December 9, 2019. A copy of the report will be attached to the approved minutes and retained on file for future reference by the Association.

Chet made a motion to send 794 Austin and 749 Wilson to the attorney for collection. Fred seconded the motion. A vote was called. All in favor, motion carried.

Fred made a motion to file the lien foreclose on 1418 Tanner. Chet seconded the motion. A vote was called. All in favor, motion carried.

**COMMITTEE REPORTS**

*ACC:* Fred reported five (5) application were received since the last meeting.

*ITT/Netlines:* The next issue will be in January.

*Social:* Discussion was held on moving the garage sale to March. All in attendance were in favor.

*Landscaping:* Eastwood is on the bi-weekly schedule. All is good at this time. Sue asked to have her backyard removed from the mow list.

**OLD BUSINESS**

*Roads:* This item is on hold until the engineer report is received.

## **OLD BUSINESS CONTINUED**

*Fences on Pond:* Fred made a motion to not allow fences on the pond. Buz seconded the motion. A vote was called. All in favor, motion carried.

*1410 Borg – Garage Enclosure:* Chet made a motion to deny the owners request. Fred seconded the motion. A vote was called. All in favor, motion carried.

*Roof Colors:* This item was tabled until the next meeting.

*Metal Roofs:* The Board unanimously agreed to table this topic.

## **NEW BUSINESS**

*Ratify Geotechnical Engineer:* The Board unanimously ratified their approval.

*Storm Drain Repairs:* Fred made a motion to approve the repairs proposed by Altair in the amount of \$39,015. Buz seconded the motion. A vote was called. All in favor, motion carried.

Chet had previously talked to the owner of 753 Wilson. They are willing to have the bushes taken down to four (4) feet.

Discussion was held on the clubhouse curb appeal. The Board asked that this topic be placed on the January agenda.

Chet will ask John if more lights can be added in the parking area.

Discussion was held on the entrance signs. The Board asked that this topic be placed on the January agenda.

## **NEXT MEETING**

The next meeting will be held on January 13, 2019.

## **ADJOURNMENT**

Chet made a motion to adjourn the meeting. Fred seconded the motion. A vote was called. All in favor, motion carried. The meeting adjourned at 7:57.m.

Respectfully submitted on behalf of the Secretary of the Association,

*Lorie Fulkes*, LCAM, CMCA

HMI