

**WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA  
HOMEOWNERS ASSOCIATION, INC.**  
BOARD OF DIRECTOR'S ORGANIZATIONAL AND BUDGET MEETING  
November 4, 2019

**CALL TO ORDER**

The meeting was called to order at 7:25p.m.

**VERIFICATION OF QUORUM**

Board members present included Brian Wallace, Chet Zwissler, Bonnie Frank, Sue Kellicut, Brian Kenfield, Fred Thomas and Buz Phillips. Lorie Fulkes represented HMI.

**PROOF OF NOTICE**

Notices were mailed to all owners thirty (30) and fourteen (14) days prior to the meeting. The agenda was posted at the community bulletin board at the clubhouse and the meeting signs were posted at all entrances to the community.

**ORGANIZATION OF THE BOARD**

*President:* Fred made a motion to appoint Brian W. Chet seconded the motion. A vote was called. All in favor, motion carried.

*Vice President:* Fred made a motion to appoint Chet. Brian W. seconded the motion. A vote was called. All in favor, motion carried.

*Treasurer:* Fred made a motion to appoint Bonnie. Sue seconded the motion. A vote was called. All in favor, motion carried.

*Secretary:* Fred made a motion to appoint Sue. Brian W. seconded the motion. A vote was called. All in favor, motion carried.

*Directors:* Fred and Buz will serve as directors.

**COMMITTEES**

*Maintenance:* Volunteers will call a Board member if maintenance is needed.

*Social:* Anne Combs

*ITT/Netlines:* Netlines is no longer be delivered door to door. It will be produced four (4) times a year and put on line. Copies will be available at the clubhouse.

*ARC:* Fred Thomas

*Landscaping:* Chet Zwissler

*Welcoming:* Marge Shumway

*Caring Hands:* Janet Galloway

## **DISCUSS AND APPROVE 2020 BUDGET**

Fred made a motion to approve the budget without an increase in assessments. Brian W. seconded the motion. A vote was called. All in favor, motion carried.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

*Pond Fences:* Discussion was held on an owner's inquiry about putting a fence up in the back yard of a house on the pond. The Board discussed guidelines of fifteen (15) feet from the pond, wrought iron and open etc. A letter will be mailed to the homes on the pond for their input. The board will discuss at the next meeting.

*Metal Roofs:* The topic of metal roofs came up. Chet made a motion to table the topic. Fred seconded the motion. A vote was called. All in favor, motion carried.

*Shingle Colors:* Discussion was held on more shingle options. The board will look at colors and brands and discuss at the December meeting.

Holiday Decorations will be put up December 3<sup>rd</sup>.

Fred and Phyllis will put up the wreaths.

## **NEXT MEETING**

The next meeting will be held on December 9, 2019.

## **ADJOURNMENT**

Brian W. made a motion to adjourn the meeting. Fred seconded the motion. A vote was called. All in favor, motion carried. The meeting adjourned at 7:51p.m.

Respectfully submitted on behalf of the Secretary of the Association,

*Lorie Fulkes*, LCAM, CMCA

HMI