

**WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
October 7, 2019**

CALL TO ORDER

Lorie Fulkes called the meeting to order at 7:00p.m.

VERIFICATION OF QUORUM

Board members present included Chet Zwissler, Susan Kellicut, Fred Thomas and Bonnie Frank. Brian Wallace and Brian Kenfield were absent. Lorie Fulkes represented HMI. There were three (3) 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 September 9, 2019 Board of Directors Meeting. Fred made a motion to approve the minutes. Sue seconded the motion. A vote was called. All in favor, motion carried.

MANAGER'S REPORT

Lorie reviewed the manager's report dated October 7, 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 1416 and 1421 Borg to the attorney for covenant enforcement. Fred seconded the motion. A vote was called. All in favor, motion carried.

COMMITTEE REPORTS

ACC: A few applications were approved during the month. Fred is back and will handle future applications.

ITT/Netlines: A letter will be put together to be included in the annual meeting package in lieu of a netline issue. Information on parking at the clubhouse will be included. Sue will email the parking notices and Marge will email a list of new owners and condolences to Lorie.

Social: The community garage sale will be held on October 25th and 26th.

Landscaping: The Board unanimously agreed the landscaping company will have the discretion not mow a back yard if there are items in the yard and/or animal feces.

OLD BUSINESS

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

2020 Proposed Budget: No changes were made. The approval of the budget will be done at the November 4th meeting.

OLD BUSINESS CONTINUED

Annual Meeting Preparation: Sue will purchase cookies, coffee and water.

NEW BUSINESS

Back Yards: This was discussed under landscape committee. Chet will let Lorie know when Eastwood notifies him of back yards they decide not to service so a letter can be mailed to advise the owner. A letter will be mailed to the home on Evert.

PA system: Discussion was held on a PA system for the clubhouse. Chet will research and email options to the Board.

701 Adidas: Bonnie presented a picture of a gargoyle she would like to place in her yard. The Board unanimously denied the request.

Fred will call his contractor for the ramp at the clubhouse back doors.

It was asked that metal roofs be placed on the next meeting agenda.

NEXT MEETING

The next meeting will be held on November 4th and will be the annual membership and budget approval meeting.

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 7:49.m.

Respectfully submitted on behalf of the Secretary of the Association,

Lorie Fulkes, LCAM, CMCA

HMI