

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

CALL TO ORDER

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

VERIFICATION OF QUORUM

Board members present included Brian Wallace, Chet Zwissler, Brian Kenfield and Susan Kellicut. Fred Thomas attended by phone. Bonnie Frank was absent. Lorie Fulkes represented HMI. There were two (2) 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 August 12, 2019 Board of Directors Meeting. Sue made a motion to approve the minutes. Brian W. seconded the motion. A vote was called. All in favor, motion carried.

MANAGER'S REPORT

Lorie reviewed the manager's report dated September 9, 2019. 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: A couple of roof applications were submitted and approved.

ITT/Netlines: A letter will be put together to be included in the annual meeting package in lieu of a netline issue.

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

Landscaping: Chet and Brian W. will meet with Ian. 717 Wilson asked to have their back yard weed wacked. The Board had already made a decision that back yards would not be weed wacked. They are upholding that decision. Chet will get Lorie a list of homes whose trees are covering the street lights.

OLD BUSINESS

2020 Draft Budget: The Board reviewed the draft budget. A few changes were made. The budget approval will be done at the November meeting.

Roads: All information was not available. No action was taken.

NEW BUSINESS

Annual Meeting Preparation: A breakdown of the assessment will be included in the letter mailed with the annual meeting. The letter will also include information on animal licenses and leash ordinances, pickle ball, owners by the wetlands should check their property surveys, no fishing in the pond and a reminder there are no common areas between houses. Aluminum Fences will be put on the agenda for discussion.

Fred will be back in a couple of weeks.

Brian W. will not be able to attend the December meeting.

NEXT MEETING

The next meeting will be held on October 7th due to October 14th being a holiday.

ADJOURNMENT

Brian W. made a motion to adjourn the meeting. Sue seconded the motion. A vote was called. All in favor, motion carried. The meeting adjourned at 7:50p.m.

Respectfully submitted on behalf of the Secretary of the Association,

Lorie Fulkes, LCAM, CMCA

HMI