

**WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTOR'S MEETING  
January 13, 2020**

**CALL TO ORDER**

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

**VERIFICATION OF QUORUM**

Board members present included Brian Wallace, Chet Zwissler, Susan Kellicut, Fred Thomas and Buz Phillips. Brian Kenfield and Bonnie Frank were absent. Lorie Fulkes represented HMI. There were four (4) 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 December 9, 2019. Sue made a motion to approve the minutes. Chet seconded the motion. A vote was called. All in favor, motion carried.

**MANAGER'S REPORT**

Lorie reviewed the manager's report dated January 13, 2020. A copy of the report will be attached to the approved minutes and retained on file for future reference by the Association.

Brian made a motion to send 749 Dunlap a final intent to lien notice. Chet seconded the motion. A vote was called. All in favor, motion carried.

**COMMITTEE REPORTS**

*ACC:* Fred reported three (3) application were received since the last meeting.

*ITT/Netlines:* The board discuss items for the next issue. Sue will compile a list of items. Buz will go door to door to collect email addresses.

*Social:* A re-gifting event is scheduled for February 16<sup>th</sup>. The community garage sale is scheduled for March 27<sup>th</sup> and 28<sup>th</sup>.

*Landscaping:* Eastwood is on the bi-weekly schedule. All is good at this time. Mulch was discussed for around the clubhouse area.

**OLD BUSINESS**

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

*Roof Colors:* Brian made a motion to approve six (6) additional shingles. Fred seconded the motion. A vote was called. All in favor, motion carried.

**NEW BUSINESS**

*Entrance Signs:* The board discussed replacing the entrance signs. Horizon Signs will be contacted for ideas.

*Clubhouse Maintenance:* Discussion was held on minor maintenance items at the clubhouse i.e. changing ac filters and flushing ac lines. Kimberly Phillips volunteered to take on these activities.

*Sheds:* The board discussed sheds in the back yards. A shed is allowed if it cannot be seen from the street and is painted to match the house.

**NEXT MEETING**

The next meeting will be held on February 10, 2020.

**ADJOURNMENT**

Brian made a motion to adjourn the meeting. Fred seconded the motion. A vote was called. All in favor, motion carried. The meeting adjourned at 8:03p.m.

Respectfully submitted on behalf of the Secretary of the Association,

*Lorie Fulkes*, LCAM, CMCA

HMI