

**WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA  
HOMEOWNERS ASSOCIATION, INC.**  
BOARD OF DIRECTOR'S MEETING  
January 11, 2021

**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, Fred Thomas, Buz Phillips. Bonnie Frank, Sue Kellicut and Kristin Alvarado. Lorie Fulkes represented HMI.

**PROOF OF NOTICE**

The agenda was posted at the community bulletin board at the clubhouse and the meeting signs were posted at all entrances.

**APPROVAL OF MINUTES**

The board reviewed the minutes of the November 9, 2020 meeting minutes. Fred made a motion to approve the minutes with changes: change "AND" to and, remove "was absent" and change incandescent to LED. Sue seconded the motion. A vote was called. All in favor, motion carried.

**MANAGER/TREASURE'S REPORT**

Lorie reviewed the manager's report and December 31, 2021 financials. A copy of the reports will be retained on file for future reference by the Association.

**COMMITTEE REPORTS**

*ACC:* Fred reported seven (7) application were submitted since the last meeting. An overview was given on the ARC process.

*ITT/Netlines:* No report

*Social:* The garage sale is scheduled for March 19<sup>th</sup> and 20<sup>th</sup>.

*Landscaping:* Chet reported everything is going well.

**OLD BUSINESS**

*Streetlights:* Duke will eventually be converting all streetlights to LED.

**NEW BUSINESS**

*Signs:* Buz will call sign companies for the signs at the back entrances. Options to be either fix the pillars, redo the signs, or tear the signs down and put a sign at Tuscora.

*Home Businesses:* The Board will think of wording and discuss at next meeting.

The Rotary club is interested in the large room on Fridays from 7:00am to 9:00am. Brian is working with them on the details.

**NEW BUSINESS CONTINUED**

AT&T will be upgrading the cooper lines to fiber lines starting in March.

Buz brought up the water that collects at the end of his driveway. Brian is working with Hall Company.

*Meeting Schedule:* The Board unanimously agreed to change the meeting schedule to every other month.

**NEXT MEETING**

The next meeting will be held on March 8, 2021.

**ADJOURNMENT**

Fred made a motion to adjourn the meeting. Buz seconded the motion. All in favor, motion carried. The meeting adjourned at 7:44p.m.

Respectfully submitted on behalf of the Secretary of the Association,

*Lorie Fulkes*, LCAM, CMCA  
HMI