

**WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTOR'S MEETING  
May 10, 2021**

**CALL TO ORDER**

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

**VERIFICATION OF QUORUM**

Board members present included Chet Zwissler, Fred Thomas, Buz Phillips, Sue Kellicut and Bonnie Frank. Brian Wallace and Kristin Alvarado were absent. Lorie Fulkes represented HMI. There were nine (9) owners 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.

**OPEN FORUM**

Fern Miller talked about a neighbor issue. HMI will reach out to the owner.

Owners discussed issues with the landscaping.

**APPROVAL OF MINUTES**

The board reviewed the minutes of the March 8, 2021 meeting. Fred made a motion to approve the minutes. Buz seconded the motion. A vote was called. All in favor, motion carried.

**MANAGER/TREASURE'S REPORT**

Lorie reviewed the manager's report and April 30, 2021 financials. A copy of the reports will be retained on file for future reference by the Association.

**COMMITTEE REPORTS**

*ACC:* Fred reported ten (10) applications were submitted since the last meeting.

*ITT/Netlines:* No report

*Social:* A BBQ is scheduled for July.

*Landscaping:* The hedge next to the clubhouse was removed.

**OLD BUSINESS**

*Compilation Changes:* The board discussed the changes and wording for driveway widening, homes businesses and recreation vehicles/vessels. Notices will be mailed fourteen (14) days prior to the July meeting notifying owners the board will be voting on changes to the compilations. The following wording was discussed.

- *Driveway Widening:* Driveways may be widened upon approval. The widening cannot exceed eight (8) feet or be within six (6) inches of the property line. The widening can only be done in concrete.
- *Home business:* Businesses conducted within a home will not show visible activity or show signs of a business anywhere on the exterior of the home or within Wedgewood. It must not generate any additional traffic within Wedgewood Tennis Villas, create parking situations that disrupt other residences or use parking spaces at the clubhouse.
- *Recreation Vehicle and Vessels:* Recreation vehicles and vessels may only be parked at a residence for pre or post use. These vehicles and vessels are not permitted for long term storage anywhere on the property such as: driveways, grass, yard, behind fences, streets or in the clubhouse parking lot. Any variation of this must be approved by the Wedgewood Tennis Villas board with express written consent that may be modified by the board at any time.

*Signs:* The board will solicit more proposals. Sue made a motion to table. Fred seconded the motion. A vote was called. All in favor, motion carried. A homeowner offered to get a proposal from a bricklayer.

### **NEW BUSINESS**

*Clubhouse Rental Rates:* The committee thinks the rates are good at this time.

### **NEXT MEETING**

The next meeting will be held on July 12, 2021. Fred and Buz will not be able to attend.

### **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 8:06p.m.

Respectfully submitted on behalf of the Secretary of the Association,

*Lorie Fulkes*, LCAM, CMCA

HMI