

**WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
April 4, 2022**

CALL TO ORDER

Lorie Fulkes called the meeting to order at 7:01p.m.

VERIFICATION OF QUORUM

Board members present were Chet Zwissler, Fred Thomas, Buz Phillips, Sue Kellicut, Kristin Alvarado, Sharon Skoloski and Shaelyn Priest. Brian Wallace was absent. Lorie Fulkes represented HMI. There were eleven (11) owners in attendance.

PROOF OF NOTICE

Notice was mailed to all owners fourteen (14) days prior to the meeting. The agenda was posted at the community bulletin board at the clubhouse and the meeting signs were posted forty-eight (48) hours prior to the meeting.

MINUTES

The board reviewed the minutes of the March 14, 2022, meeting. Fred made a motion to approve the minutes. Buz seconded the motion. A vote was called. All in favor, motion carried.

MANAGER/TREASURER REPORT

Lorie reviewed the manager's report and March 31, 2022, financials. A copy of the reports will be retained on file for future reference by the Association.

COMMITTEE REPORTS

ACC: Fred reported two (2) application were reviewed since the last meeting.

Social: Seventeen (17) people have responded to the Easter event.

Landscaping: The mowing of backyards with fences ends April 15h. The sign landscaping looks good.

Welcome Committee: A new renter moved in on Forest Hills.

OLD BUSINESS

None

NEW BUSINESS

Discuss and Approve Compilation Changes:

- Driveway Widening: The aesthetics of each request will be reviewed by the ACC to keep within the standards in the community. Widening can be a maximum of twenty-four (24) feet but must be inside the property line by one (1) foot. No driveway shall pass beyond the garage door and/or extended line in any direction. Concrete or pavers only. Fred made a motion to approve. Sue seconded the motion. A vote was called. All in favor, motion carried.

NEW BUSINESS CONTINUED

Discuss and Approve Compilation Changes

- Sheds: Sheds must be submitted to the board for approval with a drawn map or survey of the lot showing the placement and size of the shed. All sheds must comply with existing building codes and a building permit shall be obtained, if required by governmental authority. No more than one (1) shed shall be permitted on any lot. No shed shall be visible from the front of any lot. Sheds shall not be used as a habitable structure or residential structure or for commercial use or running of a business. Any shed which falls into disrepair or lacks proper maintenance shall be removed at the owner's expense. Fred made a motion to approve. Chet seconded the motion. A vote was called. Fred, Chet, Shaelyn, Kirstin, Sharon and Buz voted yes. Sue voted no. The motion passed six (6) to one (1).

Book Library: Shaelyn made a motion to approve putting a book library in the common area at the corner of Spalding and Forest Hills. Buz seconded the motion. A vote was called. All in favor, motion carried.

MISCELLANEOUS

Eastwood is putting pricing together for landscaping at the clubhouse.

Shaelyn made a motion to add renters to the event registry. Sharon seconded the motion. A vote was called. All in favor, motion carried.

Discussion was held on Air B&B's and a cap on renters. The topics will be placed on the next agenda.

Previous discussion had been held on the tennis courts. The board agreed to discuss the options at the November meeting. It was asked that the topic be placed on the May agenda.

NEXT MEETING

The next meeting will be May 9, 2022.

ADJOURNMENT

Chet made a motion to adjourn. Fred seconded the motion. A vote was called, all in favor, The meeting adjourned at 8:00p.m.

Respectfully submitted on behalf of the Secretary of the Association,

Lorie Fulkes, LCAM, CMCA
HMI, An Associa Company