

**WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTOR'S MEETING  
January 9, 2023**

**CALL TO ORDER**

Lorie Fulkes called the meeting to order at 7:03p.m.

**VERIFICATION OF QUORUM**

Board members present were Brian Wallace, Chet Zwissler, Buz Phillips, Sue Kellicut, Fred Thomas. Sharon Skoloski 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 forty-eight (48) hours prior to the meeting.

**OPEN FORUM**

Zamani mentioned the lights were out at the Adidas entrance. A new transformer is needed and is on order.

**MINUTES**

The board reviewed the minutes of the September 9, 2023, Board of Directors meeting and the November 14, 2023 Board of Directors Organizational and Budget Approval meeting. Sue made a motion to approve both sets of minutes. Brian seconded the motion. A vote was called. All in favor, motion carried.

**MANAGER/TREASURER REPORT**

Lorie reviewed the manager's report dated January 9, 2023, and the December 31, 2022, financials. A copy of the reports will be retained on file for future reference by the Association.

**COMMITTEE REPORTS**

*ACC:* Fred reported 737 Wilson painted without approval. Six (6) application were approved since the last meeting. Discussion was held on the application to extend the driveway at 1418 Borg. The application was denied. Fred brought information on a new fence type. He will research some more and present at the next meeting.

*Social:* The December events went well. The committee will work on events for Easter, back to school and Halloween. The spring garage sale is scheduled for March 31<sup>st</sup>.

*Landscaping:* The landscaping is status quo.

*Welcome Committee:* No report.

**OLD BUSINESS**

*Evert and Adidas:* Buz reported the city came out and fixed the sewer line issue in front of his home. The engineer will be called and asked to move forward without the video from Cloud 9.

**NEW BUSINESS**

A Civil Engineer will be contacted to look at retention area behind Wilson.

The Girl Scouts will meet at the clubhouse the third (3<sup>rd</sup>) Tuesday each month.

**NEXT MEETING**

The next meeting will be March 13, 2023.

**ADJOURNMENT**

Brian made a motion to adjourn. Chet seconded the motion. A vote was called, all in favor,  
The meeting adjourned at 7:38p.m.

Respectfully submitted on behalf of the Secretary of the Association,

*Lorie Fulkes*, LCAM, CMCA  
HMI, An Associa Company