WEDGEWOOD ESTATES PROPERTY OWNER'S ASSOCIATION
ANNUAL MEETING AGENDA
November 13, 2024 @ 7:00 p.m.

The Meadows (Lower Level)

I.   **CALL TO ORDER**   **ACTION REQUESTED:**
Meeting called to order at 7:03 by Board President-Sigwarth
Present: Sigwarth; Even; Monroe; Offerman; Leonard; Livermore
Absent: Hawkins; Ready Jr.; Clarke
Guests: Pat Meehan; Christa Burgess; Mike Dolan; Rick Lorenzen; Paul Dettmann; Stephanie Kumor; Jeff Tschiggfrie; Tony Welsh

II.   **APPROVAL OF 11-8-23 MEETING MINUTES**   **ACTION**
Sigwarth presented minutes of last year's Annual Meeting. Correction to date of Financials reviewed from October 24 to October 23.   M/S to approve by Dolan/Welsh, all ayes

III.   **FINANCIAL REPORT – October, 2024**   Monroe   **ACTION**
Monroe/Sigwarth presented October 2024 financial statement. M/S to approve by Meehan/Tschiggfrie, all ayes

IV.   **2025 BUDGET**   Sigwarth   **ACTION – Ballot**
Sigwarth presented proposed budget and minor changes to Budget for 2025. Discussion of the purpose of each of the Funds identified on Balance sheet. Approval of 2025 Budget via Ballot initiative.

VI.   **PRESIDENT'S REPORT**   Sigwarth   **DISCUSSION**
Sigwarth reviewed the 2024 Presidents Report. Report to be emailed to membership along with Ballot results.

VII.   **COMMITTEE/PROJECT UPDATES**   **DISCUSSION**

Welcoming Committee   Burgess
Christa Burgess reported out on Welcoming Activities and process; they try hard to get to everyone in person – sometimes put in mailbox as they want to make certain people get signed up for our communications. $25 ACE hardware gift card is included along with our Welcome letter.

Architectural Review Committee   Sigwarth
Sigwarth reviewed ARC projects for 2024 as outlined in the Presidents Report

Wedgewood Preserve/Park Board   Sigwarth
Several comments about Wedgewood Preserve/Asbury Park Board in the 2024 Presidents Report. Question from membership about responsibility for maintenance of the landscaping beds (noting that the landscaping around the Doral Dr. parking lot and park benches got out of hand this past year. Wedgewood Estates Association is responsible for maintaining any 'improvements' that we have made, so we contract with Wagner Nursery for this. We have identified the excessive growth of these landscape areas and have a plan to mitigate for next year.

Covenant Compliance Committee   Ready Jr. / Hawkins
Sigwarth discussed that we had limited Covenant Violations this past year (positive), discussed our process and typical violations (this is also addressed within Presidents Report)

Sign Maintenance/Speed Limit Signs   Leonard
Leonard reported out about the street sign maintenance projected completed in 2023 and the Speed Limit sign project completion in 2024 (new double-sided sign on Palmer Dr.). Ran into a variety of issues on this project, required a 2nd contractor to finish this project.

Wedgewood Block Party   Leonard
Leonard discussed the 2024 Block Party, he took over planning from Linda Niemann. Pulled together with food vendor (Adobo's) and ice cream vendor. Great turnout and look to build on in future years.

VIII.   NEW BUSINESS

CLASS OF 2027 BOARD ELECTIONS

Presentation of Candidates   Sigwarth   **ACTION – Ballot**
Sigwarth identified the (2) incumbent candidates (Sigwarth/Even) and (1) new candidate (Kumor)
Nominations from the Floor
None

IX.   OPEN AGENDA   **DISCUSSION**

Condominium Association Liaison   Dolan
Recent Board meeting (today); insurance is a major issue (cost increases); Thirsty Thursdays (3rd Thursday of the month)

Future Capital Project Ideas   Sigwarth
Discussion of hard surfacing of Wedgewood Trails. Gravel? Definite interest in trail improvements

Other Items from the Floor   Sigwarth
Mike Dolan expressed appreciation for the Board members

X.   COLLECTION OF BALLOTS

XI.   ADJOURN   *M/S n to adjourn at 7:56 Welsh/Burgess*

NEXT ANNUAL MEETING: Wednesday, November 12, 2025 @ 7:00 p.m. at The Meadows (lower level)
NEXT BOARD MEETING: Thursday, December 5, 2024 @6:30 at The Meadows
                    (2025 Board Meeting schedule will be finalized at this meeting and shared with the members)