

Wedgewood Estates Property Owners Association

December 7, 2023 at 6:30 p.m. Meadows Clubhouse

Item:	Action Requested:	Presented By:
1. Call to Order <i>Meeting called to order at 6:33.</i> <i>Present: Sigwarth; Hawkins; Leonard; Clarke; Lonning; Even (via Teams); Monroe; Livermore (arrived 6:59); Absent: Ready Jr.</i> <i>Guests: Jim Theisen; Mike Dolan</i>		Sigwarth
2. Review Minutes-Board Meeting (10-5-23) <i>Sigwarth presented October meeting minutes, no changes suggested.</i> <i>M/S to approve Hawkins/Monroe - all ayes</i>	Action Required	Sigwarth
3. Financial Report		
• Financial Statement-November <i>Monroe/Sigwarth presented November financials, no questions or issues.</i> <i>M/S to approve Hawkins/Leonard - all ayes</i>	Action Required	Sigwarth/Monroe
• Assessment Update <i>2023: 130 of 138 assessments received</i>	Discussion	Sigwarth/Monroe
4. Appoint Officers - President (<i>Sigwarth nominated</i>) - Vice President (<i>Ready Jr. nominated</i>) - Treasurer (<i>Monroe nominated</i>) - Secretary (<i>Lonning nominated</i>) <i>M/S to approve Leonard/Hawkins - all ayes</i>	Action Required	Sigwarth
5. Committee / Project Updates		
• Architectural Review Committee <i>No new projects presented</i>	Discussion	Sigwarth
• Welcoming Committee <i>Schmid family welcomed 10/28, no other updates</i>	Discussion	Burgess
• Wedgewood Preserve/Park Board <i>Continued discussion on possible trails connection to Arrowhead and hard surfacing of trail from this connection to pond sidewalks. Discussed need for hard surface from Wedgewood Dr. to Meadows parking lot as well. Sigwarth/Cyndi to stay involved @Park Board as well as with City to continue to advocate and monitor developments.</i>	Discussion	Lonning / Sigwarth
• Covenant Compliance Committee --follow-up on previous notices --new violation(s) <i>discussion of a parking on lot concern @Blean household, Sigwarth to engage with initial inquiry.</i>	Discussion	Hawkins/Ready Jr.
• Covenant Review Committee <i>Sigwarth to work with Leonard on this to review work performed to-date and determine next steps for 2024</i>	Discussion	Sigwarth
6. Liaison Updates		
• City of Asbury <i>No Updates</i>	Discussion	Sigwarth

7. New Business

- Condo Association - legal opinion Discussion Sigwarth
Discussion with Condo representatives (Theisen/Dolan) around the interaction between the Condo Association and the Wedgewood Association and covenants. Discussed legal opinion received on 10/5/23 and shared with Board/Condo representatives. Discussed primary concerns (need for Wedgewood Board approval of Condo projects that would fall under Wedgewood Covenants 'matters requiring approval'; delay in Wedgewood ARC approval timing and City of Asbury representatives holding up permit approval for Wedgewood Board/ARC 'ok' that the project is approved.
Sigwarth communicated the following:
 - 1) *Wedgewood Board plans to follow the legal opinion that any Condo projects that would fall under Wedgewood Covenants 'matters requiring approval' do need to be submitted to Wedgewood ARC for approval*
 - 2) *Sigwarth/Wedgewood Board has already communicated to the City of Asbury that they are not to hold up any valid permits for Wedgewood Board/ARC approval, but welcome dialogue w/ City around awareness of any projects that might require ARC approval (goal/desire here is to prevent any situation where a resident starts/completes a project that may not be allowable under Wedgewood Covenants)*
 - 3) *Wedgewood ARC will work to improve timeliness of approvals. Note: our Covenants allow for 30 days in the event that meaningful efforts and/or third party legal review is required. Most approvals happen within 7-10 days, however we acknowledge that 1 or 2 Condo project approvals took longer than this (but within the 30 days allowable)*
 - 4) *Next Step: finalize agreement on the above items between Wedgewood Board/ARC and Condo Association.*
- Board Meeting - 2024 Schedule Action Required Sigwarth
Sigwarth presented proposed 2024 Board Meeting/Annual Meeting schedule. M/S to approve Hawkins/Monroe - all ayes
- Maintenance Items Discussion Sigwarth
--paint sign bases & poles
Leonard provided update around final piece of this project (Palmer Dr. speed limit sign installation); previous contractor 'walked off' without completing. Tim has a family connection that can install and will work to review projected cost and get scheduled when weather allows. Board approved additional costs not to exceed \$500 to complete M/S to approve Hawkins/Clarke - all ayes
- Web-site Issues Discussion Sigwarth
Important Board action item for 2024, Sigwarth to determine where this was left off and push forward with potential involvement from other Board members (Leonard expressed interest)

8. Old Business

- 2024 Budget approval
- Annual meeting - Capital Project ideas
- Nominating Committee

9. Other Business

- Condo Association Liaison Discussion Even/Theisen
See Condo Association - Legal Opinion discussion
- Resident Input *None* Discussion Sigwarth

9. Adjournment

- Action Required Sigwarth
Meeting adjourned at 7:55 M/S to approve Livermore/Leonard - all ayes

NEXT MEETING - Board Meeting: Thursday, January 18th @6:30 (Meadows Clubhouse)