

**WEDGEWOOD ESTATES PROPERTY OWNER'S ASSOCIATION  
ANNUAL MEETING MINUTES (DRAFT)**

**November 12, 2025 @ 7:00 p.m.**

**The Meadows (Lower Level)**

**I. CALL TO ORDER**

**ACTION REQUESTED:**

*Meeting called to order 7:01 pm.*

*Board Members Present: Sigwarth; Clarke, Monroe; Offerman; Hawkins (arrived at 7:37 pm)*

*Board Members Absent: Even; Kumor, Leonard, Livermore*

*8 residents in attendance:*

- Rick Lorenzen*
- Burgess, Christa*
- Meehan, Pat*
- Stenoish, Jeff*
- Gartner, Jim & Nikki*
- Pucchio, Brian & Teresa*

**II. APPROVAL OF 11-13-24 MEETING MINUTES**

**ACTION**

*Sigwarth presented minutes from 2024 annual meeting. M/S to approve - Pat Meehan/Christa Burgess, all ayes*

**III. FINANCIAL REPORT – October, 2025**

Monroe

**ACTION**

*Monroe presented October financial and explained some highlights of October expenses, assets, etc. Sigwarth added some detail on greenspace fund history and other balance sheet fund categories. Question from member about website hosting and what that include. Input that cost seems high to develop and host. 2 competitive bids were sought for work done to date. M/S to approve - Lorenzen/Meehan, all ayes*

**IV. 2026 BUDGET**

Sigwarth

**ACTION – Ballot**

*Sigwarth presented proposed 2026 budget and main areas of difference as compared to 2025. Overall budget is very similar to 2025. 2026 Budget approval is via ballot initiative.*

*Question from resident about budgeted legal expenses; Sigwarth explained why this is budgeted annually (attorney costs for any sort of covenant review/assessment). Any unspent budgeted items (in any category) accrue to the Operating Reserve. There is a separate legal fund held on the balance sheet as well.*

**VI. 2025 PRESIDENT'S REPORT**

Sigwarth

**DISCUSSION**

*Sigwarth covered the highlights from the 2025 President Report that was handed out to all attendees & will be emailed to all residents. Further discussion about the updated website. Brian Pucchio suggested web hosting could be as little as \$5.95/month unless it is a lot more involved that just hosting. Brian offered to review a breakdown of our costs to give input which would be very helpful and welcome. Lorenzen suggested changing the name of the budget line-item to be more descriptive of what's included for web hosting/build. Website should be ready to launch by the end of November.*

*Sigwarth thanked several board members and residents for their efforts that benefit the association and neighborhood. Shared the 3 incumbent Board members and vacancy created by Dave Clarke's resignation (Jim Gartner has volunteered to fill this vacancy and will be appointed at the December Board mtg).*

*Sigwarth shared highlights from Architectural Review Committee project approvals.*

*More detailed discussion on Greenspace Amenity/Enhancement Fund Usage Request related to trail work in coordination with the City of Asbury project that is being pursued.*

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

Welcoming Committee Burgess

***Christa Burgess reported on committee activities. 5 new residents welcomed this year.***

Architectural Review Committee Sigwarth

***Addressed in President's Report***

Wedgewood Preserve/Park Board Sigwarth

***Sigwarth plans to attend future Park Board and/or City Council meetings if Arrowhead trails project gets going.***

Covenant Compliance Committee Hawkins

***See pg. 9 of President's Report, summary of covenant compliance process.***

Wedgewood Block Party Leonard/Kumor

***Sigwarth shared highlights. Party was well-attended and people stayed longer with lots of fun kids activities. Thank you for Board Members Tim Leonard and Stephanie Kumor for planning.***

**VIII. NEW BUSINESS**

**CLASS OF 2028 BOARD ELECTIONS**

Presentation of Candidates Sigwarth **ACTION – Ballot**  
Nominations from the Floor

***3 incumbents on the ballot. No nominations from the floor. Covenants allow the Board to fill a vacancy (Jim Gartner filling vacancy from Dave Clarke resigning).***

Greenspace Amenity/Enhancement Fund Usage Sigwarth **ACTION – Ballot**  
***Addressed in Trail Project summary and within President's Report***

**IX. OPEN AGENDA** **DISCUSSION**

Condominium Association Liaison Lorenzen

***Lorenzen shared that they will be reroofing 3 homes next year in condo association. Association has responsibility for exterior of condos. Oldest homes are 22 years old now. Paid for from dues and non-special assessments from condo owners. Also talked about insurance rate escalation and moving to members insuring entire interior and exterior of homes with bylaw change which reduced the insurance costs significantly.***

Future Capital Project Ideas Sigwarth

***No future project identified, general support for ongoing improvement to trails.***

Other Items from the Floor Sigwarth

***Some discussion about streetlights maintenance. City is responsible for these. Their plan is to replace with LED as they fail. Contractor usually waits for multiple to be out to make the trip out here efficient for them. City does not plan to replace them until they burn out. Will discuss more in December Board meeting.***

**X. COLLECTION OF BALLOTS**

**XI. ADJOURN**

***M/S to adjourn - Hawkins/Offerman, all ayes Adjourned 8:13 pm***

***NEXT ANNUAL MEETING: Wednesday, November 11, 2026 @ 7:00 p.m. at The Meadows (lower level)***  
***NEXT BOARD MEETING: Thursday, December 4, 2025 @6:30 at The Meadows***  
***(2026 Board Meeting schedule will be finalized at this meeting and posted on website)***