Meeting Minutes (FINAL)

Wedgewood Estates Property Owners Association

April 2, 2026 at 6:30 p.m. Meadows Clubhouse

Item:	Action Requested:	Presented By:

1. Call to Order — Sigwarth

   6:33 call to order

   Present: Sigwarth; Hawkins; Offerman; Monroe (Teams); Even (Teams)

   Absent: Leonard; Gartner; Kumor; Livermore

   Guest: Angela & Hillard Salas; Rick Lorenzen

2. Review Minutes–Board Meeting (1-15-26) — Action Required — Sigwarth

   M/S to approve Hawkins/Monroe, all ayes

3. Financial Report
   - Financial Statement-Jan/Feb/March — Action Required — Monroe/Sigwarth

     M/S to approve January financials - Even/Offerman, all ayes

     M/S to approve February financials - Hawkins/Offerman, all ayes

     M/S to approve March financials - Hawkins/Offerman, all ayes
   - 2026 Assessment Collection — Sigwarth

     106/138 assessments received, slightly behind pace (rec 120 as of last year at this time)

4. Committee / Project Updates
   - Architectural Review Committee — Discussion — Sigwarth

     (1) Project Presented/Approved (Wedgewood Dr., pool/backyard landscaping)
   - Welcoming Committee — Discussion — Sigwarth

     No new members
   - Covenant Compliance Committee — Discussion — Hawkins

     --follow-up on previous notices

     --new violation(s)

     Discussion of roofing advertising sign on Wedgewood, Sigwarth to reach out

     Discussion of some holiday lighting left up for long periods of time, not much we can do from a covenant standpoint unless a visual nuisance.

5. Liaison Updates
   - City of Asbury — Discussion — Sigwarth/Hawkins

     No progress reported by City of Asbury on West Trail project
   - Wedgewood Preserve/Park Board — Discussion — Sigwarth

     Sigwarth to continue to advocate for ongoing maintenance of Wedgewood Preserve, with focus on 'woody bush' in identified areas.

6. New Business
   - Covenant Discussion – Fences Discussion Sigwarth

     Discussion with residents Angela and Hillard Salas around an email communication sent to the President (shared with Board) advocating for covenant amendment to allow fencing for dogs. They are advocating for an allowance for dog fencing that would be similar to pool fencing present throughout Wedgewood Estates (which are allowed as they are required by code). Willing to accept restrictions on size/placement, seeking input on the Association's historical perspective on this and if this could be considered – and what the process is to make an amendment to the covenants.

     Sigwarth/Board shared the historical perspective (fences are clearly not allowed, except for around pools) and we shared the Board/ARC management of pool fences to be as minimized as possible. The overall founding principles of Wedgewood Estates was to have open yard concepts, no stand-alone structures (garages/sheds, etc.) and for the association and common areas to be as natural as possible. These standards/guidelines are also part of the PUD (Planned Urban Development) document that was approved by the City of Asbury when Wedgewood Estates was created. Fences have been discussed in the past and there has generally been limited interested/support from the Board to consider any changes to the covenant on this topic. Furthermore, it is possible that any changes that would contradict with the PUD could also require City of Asbury approval. The process of amending our covenants requires 2/3 approval of the entire membership (92 affirmative 'yes' votes), which is hard to obtain.

     Sigwarth/Board acknowledged our appreciate for this feedback/suggestion and noted that there is a growing 'punch list' of potential future covenant amendments (clarifications, suggested revision) and if/when we next review the covenants we will create a committee of Board Members, the ARC members as well as any interested Wedgewood Estates residents.

   - Spring Clean-Up (4/4) Discussion Sigwarth

     Date sent and communicated to membership, slightly fewer confirmations than typical (Easter weekend?) but should have a good crew to conduct this annual clean-up.

7. Old Business
   - Select Spring Clean-Up Date
   - Finalize Website

8. Other Business
   - Condo Association Liaison Discussion Lorenzen/Even

     Lorenzen discussed ongoing project to replace several Spyglass roofs in 2026
   - Resident Input Discussion Sigwarth

     No other resident input, other than fence discussion.

9. Adjournment Action Required Sigwarth

   M/S to adjourn at 7:23 Hawkins/Even, all ayes

   NEXT MEETING – Board Meeting: Thursday, May 21st @6:30 (Meadows Clubhouse)