

Wedgewood Home Owners Association
Annual Meeting
05/14/03 7:30PM
Wedgewood Country Club

Present

Absent

Mara Otey
Jeff Drerup
Joe Karr
Ron Miller
Jack Parren

Frank Zoldak (Resigned)

The meeting was called to order. A quorum was present.

Opening by Mara included an introduction of all trustees' present and an introduction of our attorney David Keister. David gave a brief summary of his qualifications and background. Mara asked all residents to volunteer for one of the many committees.

The 2002 minutes were passed out when residence signed in. Jeff made a motion forego the reading of the minutes. Jack seconded and the motion was passed.

Treasures report - Joe presented the 2002 P&L. He reviewed the budget Vs actual. Expenses were in line with budget except for the additional expenses incurred after the new section off Riverside Dr. was transferred from the developer to the association. The common area & green space (5 acres) were not included in the 2002 budget. Joe spoke briefly about Section 11. It looks like only 5 lots of the development (the lots that face Wellington) will be added to our association & conforms to our standards. Joe reviewed 2003 budget and a current status of 2003 delinquent dues.

General discussion concerning the merits of paying \$30,000 for a sign on Liberty Lane. The board still agrees that the sign is important and still needs to be erected.

General discussion concerning speed humps and traffic control devices. Jeff responded with an update that Liberty Township is totally against speed humps / bumps. The homeowners on Carriage Rd have been trying for several years to persuade the township to install speed humps.

General discussion regarding a path / bridge to the green space in the new section. The cost would be prohibitive.

General discussion regarding several lots not being mowed. We have procedures to get the lots mowed and bill the owner.

Ron Miller reviewed the common areas. Since our last annual meeting, major improvement occurred at the Powell Rd entrance. Ron gave a general update on our ongoing upkeep and maintenance.

Election of trustees - We have 3 positions to fill. Two 3-year terms and one 2 year term. Mara introduced the candidates who gave a brief

summary of their qualifications. The candidates were Amy Jo Hernandez (3-year term), Al Fahimi (3-year term) and Mara Otey (2-year term). Amy Jo could not attend so she sent a letter that was read to all present. Mara asked for any nomination from the floor. Being none, Jack made a motion that the nominations were closed and Mara seconded. Since we had 3 positions and 3 candidates, all agreed to forgo the balloting.

Environmental Committee

Mara gave an update on the environmental committee. The trustee that was in charge has resigned. She asked for volunteers for the many committees. Jack gave a brief update on mailboxes. There are about 60 boxes out of compliance. Jack also reported on corner markers. Our goal is to get some uniformity. We will purchase 80 corner markers (green) that are approved by Liberty Township. Jack will order ASAP. Mara spoke about forming a Safety & Security Committee. We are very concerned about mailbox destruction, speeding, cars driving in yards, sign and corner marker theft, auto break-ins and home break-ins.

Ron Miller spoke concerning the Design Guide and approved colors. The Design Guide was developed to maintain a natural setting and blend into the environment. Our goal is to educate our residents and keep the natural setting concerning their exterior color selections.

Landscape Escrows questions.

Why does the developer still control the escrows?

Why can't we increase the escrows?

Mara responded and informed all that there have been some problems with the environmental committee in the past year. The Board is aware of these problems and will work diligently to correct these problems.

General discussion was concerning the relocation of Powell Rd.

Joe reported that it would be relocated to a location south of the present road. The relocation will start just west of Wedgewood and connect to Glick Rd at Riverside Dr. Joe gave our name to ODOT and they said that they would notify us of any public meetings.

Motion to adjourn was approved.

Jeffrey C. Drerup
Secretary