

**Wedgewood Home Owners Association
Annual Board of Trustees Meeting**

Date: May 14, 2008

Location: Wedgewood Country Club

Trustees present:

Mara Otey, President	Joseph Karr, Treasurer	Tom Crawford, Secretary
Dave Perorazio, Trustee	Melanie Leneghan, Trustee	Ralph Renninger - Trustee

AGENDA

I. Call to Order

Introduction of board members and agenda by Mara Otey, President... Welcome to all (by Mara). Our board has been very active, involved during the year, meeting monthly. Thanks to Wedgewood Sales Director, Valerie, for meeting site and set-up Meeting called to order... All trustees present except for Dave (in Prague).

II. Minutes from 2007 Annual Meeting

Tom Crawford, Secretary, posted on website...

Meeting minutes were approved in June, 2007.

III. Introduction of Guest Speakers

A. Sheriff Walter L. Davis III

Sergeant Shelly Pfan, introduced self. In charge of "it is very important for you to please let us know if you are having any difficulties."

- 134 stops; 65 citations include 58 speeders (50:50 resident:non-resident)

Sheriff Walter L. Davis III, "thank you for taking proactive stance in solidifying, protecting your community. I was appointed as sheriff, several months." Highway patrol experience and criminal investigation unit experience. "I believe in protecting homes, schools, children and homes... Also, we are a holding place for people in jail setting."

- Please see the community awareness packets – Internet Safety; Teaching people how to protect self against ID theft; How to start a block watch (street captains)
- Tips included within the packets: 1) Keep your interior lights on and use timers; 2) Use your exterior lights at night; 3) List for writing down information pertaining to crimes committed or suspicious situations
- We want to protect our citizens in Delaware County. When you go on vacation, if you call us we will come by your house every single day... this is not posted (please take advantage of it)
- Come September, we will have at least one school resource officer in every school
 - Question: Are you adequately staffed? Answer: No, not yet – but we will keep working on it.
 - Question: What times do you patrol? Answer: Anytime requested or dictated by the board. Mara – We set the schedule to be random and rotating...
 - We have begun rolling-out MCs for patrolling. This will help us be more places at less cost.
 - Question: If someone is speeding on Fairway, can I call you? Answer: Please call us, anytime, if we are in the area we will respond immediately.
 - Question: Stratford and Riverside Drive area is a very dangerous area... Cars continuously speeding through red lights. Answer: We are on it...
 - Question: Genoa versus Liberty is there a difference in crime? Answer: We don't keep stats there... Powell will call us but we tend to leave it to city. We will support upon request.
 - Question: Scioto Reserve, Lochlaman, Concord, and Orange have hired us to perform off duty patrols.

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- Question: It strikes me that response time is critical. The county is pretty big. There was as I recall, a committee set to have a joint effort between Delaware and Powell. How did that go?
Answer: There is mutual aid for critical situations; This includes Dublin, Columbus.

Please be aware, with Summer coming, we have a historic increase in vandalism and traffic violations. Please speak with your children... Mara.

B. Mark Wehinger, Owner EMI Landscaping

"I kill bugs, mow grass, and landscape...." There are a number of homes in the community that are not being cared for... As of tonight, the Board has given my permission to intervene. Within 1 week, I will be on those homes to mow and application of weed control.

Joe – We have at least 5 homes in foreclosure, contributing to the poor landscaping conditions

Mara, Joe – We will place liens on the homes

Topics:

- Shrubbery... You can guard your house with Pyra-Cantha (it will tear them up)
 - Emerald Ash Borer found at Easton and 23/ 315... It will destroy all Ash Trees. In the last 6 months there is a chemical that will kill the bug. You inject moje solution between the bark and tree (~\$60/ tree). You'll need to treat every year. If you wait until you get it, it's too late. The bug is coming from Michigan to Columbus, County by County per year. We have less than 5 years.
 - Crab grass kicks in when Forsythe stops blooming. It is easy to control before it comes up.
 - Dandelions, perfect time to kill is now (when dandelions are up and active).
 - Why do you mow high? Color is deeper and darker. Weeds start as seeds and thus needs sunlight... Drought protection. Usually, you have a 1:1 relationship root to grass. Mow at 4 inches.
 - Watering... When is best time to water? Wait until sun is up for private homes. Drink then dry out in the sun. Water heavily, less often. Two to three times a week is max (if you have heavy soil, then less water more often). In an extreme drought you need 1 inch of water per week (~ 1 hour per area).
 - Grubs are insects that eat your roots. If your grass comes up like a carpet, then treat the grubs and water like crazy
 - Mulch that is slightly pink "just say no." I have found nails, needles, etc... Mostly it is pallets ground up.
 - Aeration, best time is in the fall (if now, it could break down pre-emergent barriers)
 - Austrian Pines are all going to die soon... There is a disease called deplodia tip bite fungus. Fungicide for the next two weeks can help (a long needled pine that are hard needles).
 - Your flowers at the entry areas will go in during the next week.
 - Please contact us if we ever miss anything in you common areas.
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- Question: Is it too late to overseed? Answer: If you have already put down your pre-emergent then it's too late. Best time is August 20 through September 14... You will need to water in October (it is typically the driest month). Best method is a drill seeder rental unit. You do it right over your present grass.
 - Question: With Powell Road realignment, the line of site is obstructed by trees at Wellington and Powell. Who owns the trees? Answer: Do you want them limbed up, I can do it. Joe Karr has requested State to mark up as blind intersection

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C. Peggy Guzzo, Liberty Township Trustee [Tom to request copy of Peggy's speaking minutes]

Thanks to Mara and Board for this evening opportunity. Thanks to Dave Anderson, my Administrator who helped put together some of my materials.

To answer Maxx' s questions – The citizens asked the county to step-up and fund the Del-Co Sheriffs adequately...

Highlights:

- 1) 94 acres Havener's Farm donated last year at Ford and Liberty... We are seeding now for active Park
- 2) 40 acres Smith preserve... at Hyatts and 315
- 3) Township Offices move to Brewster Lane to improve staffing conditions and record keeping
- 4) Last year when I spoke with you, spoke about our record retention and management. Now, we are in the process of incorporating a strategic plan with real budget... This will include implementation of recommendations per the audit – Performance measures with balanced scorecard
- 5) Financially, we were able to renegotiate some of our policies (health) and save funds of ~ \$200k per year...
- 6) Reduced BWC by ~\$50k per year...
- 7) Received \$350K grant OPWC to fix Bunty Station Road area

Community Projects:

- 1) Outdoor Warning Sirens – We feel it to be very important to have countywide centralized communication center at County Level. Study of this has been completed and we will discuss with 9 Townships and County Commissioner, tomorrow.
- 2) The township is looking into bidding for one vendor to pick-up trash for residents... Typically, this saves 27% per home owner, includes free recycling. Home owners can continue to keep their own trash vendor.
- 3) Powell City Partnerships – Sexual offender registration toughened to assure bigger buffer between schools and sex offenders.
- 4) Vision for Sawmill Parkway – see cards rendering. Our Board has approved the Policy and now we can seek funding from MORPC and other sources.
- 5) Bike Path Plan – Was passed in 2007. We want to ID and build linkage from Seldom Seen to Galloway...
- 6) We have a commission that came up with a Traffic Calming policy that has been approved.
- 7) Wal-mart & Target Big Box – We are hopeful that BZA for Powell will do the right thing and save the tax payers money...Next meeting May 22, 3 p.m. For Wal-Mart, BZA meeting on June 10, 7:30 p.m. at Fire Station.

- Question: Why is Wal-mart still a hot issue? Answer: Yes, Wal-mart has not re-upped their contract with Mr. Ruma. Mr. Ruma has continued to fight for a zoning permit – We are still trying to reach out to him. Even though Wal-mart is out of the picture now, we need to continue to fight this to the end.
- Question: Have you seen the plans for the McDonalds at Liberty Crossing... Answer: That is a City of Powell controlled area. We do have the right to perform/ set-up an architectural review board in Liberty...
- Question: Will there be any repaving in our neighborhood this year? Answer: Please let me know what areas you are concerned with and I'll have the road crew investigate.

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IV. Financial Report

Joe Karr, Treasurer

2007 Result

- We ended with a surplus of \$13700 due to billing cycle (some items cleared a month later), including earmarks like Wedgewood Directory not billed.
- We have 4 liens, 2 by Banks, 1 by private home owner, another in litigation

2008 Budget

- Allocation of funds to pay for Sheriff's Patrol (3 hour increments @ \$30/ hr plus \$16/ hr for cruiser)
- We have a storage rental to maintain all architectural review plans... Our central spot to keep records
- This is our worst year on record for dues out of 440 parcels, we have 66 parcels unpaid. That is \$19,800 of our operating budget. Some are expected (liens exist) but most are unexpected.
- We expect that in some cases, we will not recover. Liens are our last resort.

Information regarding "yellow cards" in your dues letter: There were issues that arose over proxy voting that took place last year... Through this situation we felt the covenants did not adequately cover proxy voting... So, we have written a process to assure all proxies count. This process was written in conjunction with our Attorney of Record and Joe Karr. 66% return of yellow cards is needed to change the covenants. We are shy by 126 cards. 167 approved thus far, and we need another 126 cards to gain approval.

- Question: I am concerned regarding the 48 hour lead time. It strikes me that we need to consider changing the time limitation. Answer: We wanted to build-in time for this non full-time Board to check and assure persons have paid dues, no liens, and properly signed documents etc. 48 hours also give us a chance to give homeowners time to remedy any deficiencies. Idea offered – Collect votes and confirm/ validate the next day.

Bill Post motioned that we amend the term for filing the proxy to a time closer to noon the day of the meeting. Seconded by Tom Wilt.

This will require a re-do of existing proxy...

Place the voting proxy form on the web site...

Include a comparison of the changes in the proxy process (summarizing changes)...

Mara, we will put this item on our next trustees agenda

V. Environmental Committee Report

Dave Perorazio, Chair

Mara explained activities...

Permits granted (see slide)

Property reviews

- Mail Box Maintenance Notice => Request by Tom Hedge: If you are moving toward refinishing/ replacing home owner's mail boxes then it needs to be equitable for all.
- Curb project was terminated due to excessive cost and requirements of local government: We are now investigating another option to include attractive post/ fence like design
- We have added silver sleeves to base of signs and posts to guard against trimmer damage and spruce up our visual effects

- Question: What is happening with the Wellington house (see last year) Jefferson Builder out of Pataskala house purchased the home and will finish it this year... Is there an easement issue?

File: WHOA Annual Trustees Mtg 05 14 08 Cleanup.doc

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VI. Real Estate Sales Report

Ralph Renninger

At Stratford, the 12 acres near the Leatherlips marker was purchased by Dublin and will be turned-into a park.

Real estate comps May 1, 2007, to May 1, 2008 (top part of sheet). Key points: 5.6% decline \$ per sq ft. There is 1.6 year inventory this year compared to 1.4 years, last year. Now, there is only 1 lot remaining in Wedgewood, for building. A new kitchen, new bathroom, new carpet due help with sales price per square footage.

We feel, as a board, that keeping-up non compliant home owners landscaping is crucial to maintaining our values.

- Question: Susan Tobias suggested we comp Wedgewood Park Estates. We need a welcome committee that rolls out the red carpet to our new neighbors and introduces them to the Wedgewood Country Club. Susan Tobias offered to head up a committee to welcome new home owners.

VII. Safety Report

Melanie Leneghan

See slide...

If you are willing to lend your driveway for Sheriff Patrol, please contact Melanie Leneghan.

- We are working out patrol route and continue to maintain a random patrol schedule.

- Question: Why no other Stop signs i.e. Wellington and Bridgewater? Answer: The previous Liberty Trustees (no longer in office) told us where we could place them. There was one person who showed up and complained to Liberty Township, persuading them not to install the sign. The current method for speed calming includes speed tables. We still have approval for one Stop sign on Wellington. I made an effort to seek petitions but with a very poor response from homeowners.

Comment: Please consider asking the Women's Club to support your effort.

Request: Can we put a Stop sign at Liberty Lane and Wellington? Answer: I will ask the Liberty Trustees at the next meeting. (Tom Rainey offered to go with Melanie to make this request.)

If anyone is interested in a Neighborhood Watch, please respond to my next request. We need a volunteer from each street. Mara suggested we work with the Women's Club to pursue this...

Officer Walters indicated that his packet of information includes very useful information and guidelines for an effective neighborhood watch.

Only Political and non-profit entities can solicit your home.

Does signage posted at our entry areas, indicating that a community is "is a block watch community" make a difference... Officer Walters answered "yes." The board will take this idea forward to next trustees meeting.

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VIII. Election of Trustees

Mara Otey

Note: One Vote Per Lot Owner. Must be Current with Annual Dues.
Two members for a three-year term

1. Introduction of Candidates
2. Nominations from the Floor
3. Election by Ballot

Joe Karr running for Treasurer
Mara Otey running for President

Vote tally – 15 for Joe Karr & 14 for Mara Otey

IX. Old Business

Max Holzer –

Thanked all who contributed to the Community Oversight Foundation.
Please continue to support us and encourage donations...

Tom Hedge –

I think it is a shame that the COF is having to seek donations from each home owner. I would like to see the WHOA make a community donation. I think it is important for WHOA to make a yearly financial donation and commitment to support COF on these issues.

Mara –

Thank you Maxx for your efforts through the COF. We strongly support your efforts, especially against the big box and Wal-mart fight.

3rd Thursday of every month, COF meeting.

X. New Business

XI. Election Results

XII. Adjournment

Mara motioned for adjournment and Tom seconded the motion