

# VILLAS OF WEDGEWOOD TOWNHOUSE ASSOCIATION

## BOARD OF DIRECTORS' MEETING

### MINUTES

WEDNESDAY, OCTOBER 10, 2018

AMERICAN COMMUNITY BANK

6:30 P.M.

#### 1.0 Call to Order

Frank Ciangi called the meeting to order at 6:30 p.m. Frank Ciangi, Dick Moran, Al Jordan, Jody Anderson and Ellyn Wrzeski Present.

#### 2.0 Approval of Minutes

Dick Moran motioned for approval, Al Jordan seconded, all approved.

#### 3.0 Treasurer's Report

- A. Dick Moran presented the Financial Statement for the nine months ending September 30, 2018; Ellyn Wrzeski motioned for approval, Al Jordan seconded, all approved.
- B. Dick Moran indicated that quarterly dues are due October 31, 2018.
- C. Dick Moran stated he would be scheduling a budget meeting for the Board in the near future to discuss the status of dues for 2019 as well as the Reserve Study Recommendations.

#### 4.0 Correspondence

- A. Letter sent to resident regarding VWTA Pet Ordinance.
- B. Letter sent to resident regarding ARC Form Completion.
- C. Letter sent to resident regarding screen porch repairs
- D. Letter sent to resident regarding failure to submit ARC Form for deck and mailbox repairs.
- E. Letter sent to resident regarding fine for not completing an ARC Form.
- F. Letter from resident regarding fine for not completing an ARC Form.
- G. Frank Ciangi mentioned that there is now an Alert System on the website for emergency issues that arise in the neighborhood

#### 5.0 Committees

- A. Welcome Committee – Resident Contact Forms completed for new residents at 920 Wedgewood Drive and 1002 Plantain Court – Welcome Visits to be scheduled in later part of October; Contact Form delivered to 907 Wedgewood

B. Neighborhood Watch – No Discussion.

## **6.0 Landscaping**

A. Overview of Services

Frank Ciangi indicated there is a need to improve the schedule of activities and tasks and that he would discuss reviewing the Acres Contract at the upcoming budget meeting.

B. Frank Ciangi indicated there needs to be a review of property lines between the Villas Association, the Master Board Association and the Golf Course. There was discussion of using the information regarding property lines and plats on the [www.mchenrycounty.com](http://www.mchenrycounty.com) website.

C. Frank Ciangi suggested to include dormant pruning in November as a part of the Acres Contract.

D. Frank Ciangi suggested that it would be a good idea to develop a Rules/Regulations Booklet to mail to all residents.

E. Jody Anderson reported that Early Times Home Solutions is now the local contact for Sunsetter products and that this information has been included on the Website and will be included in a newsletter. After discussion it was motioned by Ellyn Wrzeski and seconded by Al Jordan to identify both a laminate (color: sage) and acrylic (color: nutmeg) product which could be used for an exterior awning. All approved.

## **7.0 Villas Projects Update**

A. 2019 Hogan Roofing Spring Maintenance

Dick Moran will contact Hogan Roofing for their 2019 Maintenance Schedule.

B. 2019 AAA Painting Rotation

Frank Ciangi will contact AAA to determine the 2019 AAA Painting Schedule.

C. Wood Inspection

Frank Ciangi indicated that AAA will be doing wood inspections for the 2019 replacement schedule in late October and they will prepare a proposal for the replacement that is the responsibility of VWTA. They will also include a summary of areas that need replacing at the owner's expense. This will be shared with owners but they are free to choose a contractor of their choice for replacement. However, an ARC Form must be completed.

D. Driveway Replacement

Rabine will be doing a respect in the spring and preparing a priority list of driveways that should be considered for replacement.

E. Privacy Fences

Frank Ciangi indicated it is the owners' responsibility to replace a current or install a new privacy fence. A lengthy discussing ensued with a motion being made by Ellyn Wrzeski and seconded by Jody Anderson to allow owners the choice of type of fence – i.e. whether it is full length or not and whether it is straight across or angled. All approved.

## **8.0 Property Management Update**

Al Jordan reviewed the status of ARC Forms as well as the status of owners' property insurance

**9.0 Wedgewood Association Update**

No additional comments

**10.0 Villa Resident Comments**

Three VWTA Members were present: Mr. Fitzpatrick, Mr. Huber and Mr. Stein  
Mr. Fitzpatrick raised a question about dumpsters; Mr. Huber made suggestions regarding privacy fences and Mr. Stein stated that Acres needs to do pruning in addition to trimming trees.

**11.0 Board Meeting Schedule**

The last Board Meeting of the year will be held on December 12 at 6:30 pm, American Community Bank

**12.0 Executive Session for the Purpose of Discussing an Owner's violation and fine amount**

**13.0 Meeting Adjourned at 7:35 pm**