

**The Barringtons at Wedgewood
Condominium Association**

Annual Homeowners' Meeting Minutes

May 14, 2026

(To be approved at the Annual Meeting 2027)

Location: Liberty Township Hall 7802 N. Liberty Road, Powell, OH

Call to Order: 7:00 PM Nancy Verber, President

Attendees Report: 23 people present, representing 15 homes with 5 additional by proxy.

Approval of Annual Meeting Agenda: Approved as presented.

Motion by Tony Kaufmann, with an affirmative vote.

Approval of May 8, 2025, Annual Meeting Minutes: Approved as presented.

Motion by Tom Farwick & second by Dick Byrd, with an affirmative vote.

Board of Directors' & VGL Manager (Jen Vitcusky) was Introduced

Carly Cook was also introduced; who will be acting in Jen's place, as our property manager, while Jen fills in for another on leave. It has yet to be determined if this will be temporary or permanent.

Officers' & Committee Reports

President's Report: Nancy Verber

Welcome to new homeowner Faith McElroy – Beckford Ct.

Unfortunately, could not be in attendance.

Community Highlights of previous year:

- AEP has cleared the trees in our easement – The Board has decided to postpone the decision to replace the trees removed at the entrance until a later date.
- Delaying road sealing due to oil price hikes had been considered, though estimates were received for less than anticipated & within the Reserves' allotted amount. The new Board will consider whether to move forward with this 2026 Reserves' item. Discussion as to the necessity came from the floor; questioned whether this is for aesthetics or does it provide a longer road life.
- Working on a solution for discolored south fence - This fence is no longer made & parts are not available. It is questionable if it can be repaired where needed. There was discussion about various options, such as painting, removal, or replacement. The new Board will be acquiring more information & asking for community input before making a

decision. There was concern whether we would still be considered a gated community should it be removed. The Board has had the column caps replaced with real stone; as the old ones installed were EIFS which is an artificial product that looks like stone once painted. Over time they deteriorated badly.

Treasurer's Report: In Scott Schmidt's absence, Rosalinde Kaufmann, Assistant Treasurer

- 2025 Financial Statement – Income Statement

It was stated that 2025 was over budget due primarily to water & maintenance expenses.

- 2026 Operating Budget/Reserve Fund Review

Two homes are expected to be sold in 2026 to contribute to the Reserve Fund.

A suggestion to replace the website with a free Facebook page was offered from the floor.

It was made clear to expect the dues to increase in 2027.

- Due to insurance policy changes as to deductibles, Russ Anderson will be convening a committee to review & clarify the existing policy, & research possible options; including the possibility of amending the Declaration.

Maintenance/Irrigation Report: Tom Brady

- Irrigation changes & startup – De La Rosa is available for personal homeowner use. If interested, contact Tom & he will provide their information. We are currently looking at repairs needed to the community system. Over watering near the entrance, which causes puddling & mower trenches, was raised by the floor. Tom will look into this and consider possible changing some sprinkler heads.
- Gate Maintenance – Override button on both sides of the Northside Gatehouse. An explanation of the gate operating schedule, 6pm – 6am, was provided. It is an overuse issue during the day that was brought to our attention by the gate maintenance company. Also, the 3" snow policy, where the gate will remain open, was shared.

Landscape Report: Nancy Verber

- Reseeding of pollinator garden in late May – There were mixed feelings from the floor about proceeding with this.
- Reminder of landscape change approval prior to work starting.
- All landscape concerns to be directed to VGL property Manager.
- Mulching to be completed the week of 5/25 & spring pruning in late June. Given spring pruning is being complete in summer, it was questioned if fall pruning is necessary.
- The planting of annuals inside the entrance was questioned by the floor. Nancy noted that Hedge had recommended planting in front of the entrance & in the bed across from the entrance instead. This will be decided by the new Board.

- Karen Elliot made a special request to be notified when Hedge plans to fertilize or spray weed killer; as she has severe allergy to their contents & must be sure to avoid them.

Social Activities Reports:

- Social Activities Update – There will be a Summer Pizza Party & a Holiday event organized by Frances Wright. The floor suggested that announcements for events be sent out earlier, such as November for the Holiday event, so individual calendars can be managed.
- Discontinued Gazebo Nights due to lack of attendance
- Holiday Brunch in December 2025, at Scramblers, was attended by 6 neighbors

Secretary/Website Report: Reta Prosser

The community website includes important information for reference.

This includes:

VGL contact information

Declaration & Bylaws

Community Financials

Unit Owners' Handbook

Insurance, Landscaping, & Trash information

Board Meeting Minutes

Community Directory

<https://barringtonscondos.org/>

ID: homeowner

Password: gazebo

Newsletter: Nancy Verber – There will be an upcoming June publication.

Election of Directors: Nancy Verber

Current Terms

Nancy Verber (2 years) 2028

Scott Schmidt (1 year) 2027

Thomas Brady (1 year) 2027

Open Terms:

Two persons – 3-year terms

One person – 2-year term

- Board Recommended Nomination: None
- Nominations from the floor: None

Lynn Koblentz & Rosalinde Kaufmann volunteered to be members of the new Board.

Each will serve 3-year terms.

Motion to Adjourn: Motion by Lynn Koblentz & second by Jackie Johnston.

Meeting Adjournment: 8:30 pm

Minutes Submitted By: Reta Prosser, Secretary