

6/30/26

**The Barringtons at Wedgewood
Condominium Association
Board of Directors Meeting Minutes
June 29, 2026**

Location: 10015 Beckford Court (Nancy Verber's home)

Directors in Attendance:

Nancy Verber, Past President

Scott Schmidt, Treasurer

Rosalinde Kaufmann, Director

Tom Brady, Director

Lynne Koblentz, Director

Call to Order: 4:00 PM

Approval of Agenda: After correcting the date of the last meeting Minutes to April 7, 2026, adding Committee Chairs and Home Inspection date – Rosalinde made the motion to adapt the revised Agenda, seconded by Scott. Approved by all.

Approval of Minutes: April 7, 2026 - by Nancy, Scott and Tom – Approved by the three Directors

Election of Officers

Result: President – Rosalinde Kaufmann
Vice President – Nancy Verber
Treasurer – Scott Schmidt
Secretary – Lynne Koblentz

Approval of Annual Meeting Minutes: May 14, 2026 – deferred to give the Directors time to read the draft Minutes provided by the previous Secretary.

Ratification of Televotes

Contract with DH Pace for replacement of damaged left gate arm in the amount of \$2,640.00 was approved unanimously by the Board on June 16, 2026.

Report/Actions – Nancy Verber

- Coming Year jobs to be addressed:

Community Greeter – Rosalinde Kaufmann

Social Chair – Frances Wright for the Holiday Get-together

Newsletter Editor – Nancy Verber

Webmaster – Frances Wright

- Committee Chairs:

Landscape – Nancy Verber

Maintenance/Irrigation – Tom Brady

Financial Statements Review – Scott Schmidt

- Scott presented the year-to-date statement May'26 pointing out that the Operating fund shown is \$45,469 and the Reserve Fund is \$183,768 for a total Cash Balance of \$229,238. As to the Income and Expense side, all expenditure were in line with the Budget. Rosalinde made a motion to approve, Tom seconded. Approved by all.
- Renewal of Certificate of Deposit expiring 7/11/26. After discussion and checking on various interest rates, Scott recommended renewing the CD with a 7-month interest rate of 3.54% APY 3.6%. Tom made a motion to approve, seconded by Lynne. Approved by all. Scott sent an email to Jen to advise her of this action.

Committee Reports postponed till next regular meeting – No reports

New Business:

Approval of Road Sealing Proposal by Allseal Coating Inc. for \$12,294.50 and Extra work – Milling and replacing of blacktop in intersections of Tarrington Ct/Beacon Street, Beckford Ct/Beacon Street and Gresham Ct/Regent Street, also 3 holes some more than one ft. deep to be filled and stabilized for \$10,455.50. A combined total of \$22,750.00, to be paid out of the Reserve Fund. Tom made a motion to approve the proposal, seconded by Scott. Approved by all

Home Inspection date: After discussion to send out an email to the individual owners in our community to be part of this inspection process and asking for volunteers, the date was set for July 16, 2026 – Thursday starting at 9:00 am, meeting at the drive of 10048 Lavenham Ct. W. weather permitting.

Old Business:

Follow up repair of signpost corner of Beacon and Lavenham East as well as getting bids for refurbishing all signposts including bid for painting the lamp posts. Bids for this work by VGL and Powell Painting were reviewed. The board voted unanimously to approve the bid from Powell Painting for \$730.00 for the refurbishing of the sign posts including the stop sign.

Contact the previous paint contractor of the lamp posts to get advice why the paint is peeling. Out of Business; VGL to pursue another company for a remedy.

Follow up fence damage by Hidden Creek on the North side & Hedge North side (one section) and South side. Completed as of day of meeting.

VGL to check on landscape issues regarding pruning and Hedge using large mowers in narrow spaces.

Status of Network Solutions regarding the \$439.29 refund due: The Board concluded that pursuing legal action would likely cost more than the refund amount.

South side fence issue: tabled for action at next meeting.

Future Considerations:

Review of upcoming contract renewals for 2027 (Rumpke, Hedge, VGL, Insurance)

Insurance Committee chaired by Russ Anderson

Next BOD meeting: July 29, 2026 – 2:00pm – 10048 Lavenham Cir W. (Rosalinde 's home)

Meeting adjourned: at 6:40pm

Submitted by:

Rosalinde Kaufmann, Acting Secretary