

**The Barringtons at Wedgewood
Condominium Association
Board of Directors Meeting Minutes
October 20, 2025**

Call to Order: 11:00 AM

Location: 10004 Tarrington Ct. (Scott Schmidt's home)

Directors in Attendance:

Nancy Verber, President

Russ Anderson, Vice President

Scott Schmidt, Treasurer

Reta Prosser, Secretary

Directors Not in Attendance:

Tom Brady, Director

Approval of Agenda: Meeting Agenda approved by all.

Approval of Minutes: Sept 22, 2025, Meeting minutes were approved by all via televote to expedite posting to our website. This vote was ratified.

Reports/Actions –

- AEP – Update of tree removal along Fairway Drive: Stump removal has been completed. In the process, the Russell Tree trucks damaged an irrigation line & rotor head for which we are seeking reimbursement from AEP of \$604.55. VGL to follow up. Repairs to be completed spring 2026.

The initial requested \$80 reimbursement from AEP for damages while cutting down trees was received on 10/10/25.

- Association irrigation system: The watering schedule was set on the recommendation of our contractor De La Rosa irrigation. The schedule, given our green area & number of zones, requires that we water on MWF for zones controlled by gate controller & on TTh for zones controlled by gazebo controllers. The flowers at the gate are watered on a separate program & run two additional days in the early TTh morning after the system has completed its overall cycle.

Winterization of the irrigation system was completed 10/6 for \$667.68. De La Rosa found 2 broken rotor heads in the back of the property (damaged by mowers). Repair estimate \$187.25. VGL will contact Hedge for repair reimbursement, with repairs to be completed spring 2026.

- Dead Yews: There is a dead middle section, in a grouping of Yews, located in a landscape bed that parallels Fairway Dr.. No apparent cause can be determined for their loss. After reviewing possible options, it was proposed by Russ that we remove the dead section of yews & an existing portion of living yews to make room for planting 5 Miscanthus Sin Gracillimus (tall grasses) for a

cost of \$658.05. The vote was 3 positive & 1 negative; due to not leaving yew masses of balanced portions on both sides of the grasses. The proposal was approved.

- Corner Shrubs: The shrubs at the corner of Regent St & Lavenham Circle West have died. Hedge will be removing these, with a credit to be used against the dead yew planting (above). It will be decided in spring 2026 what to do in the area of the corner shrubs.
- Day Lillies: Removal of the day lillies in the 2 beds along Fairway Dr. was proposed & estimated by Hedge at \$278.20. This decision was delayed until a later date.
- Community improvements assessment: Our VGL property manager completed a walk around of the property to identify any maintenance problems in the common areas as well as any obvious problems with individual homes. The Board found the resulting report to be insufficient, & decided a more thorough inspection would be necessary in early spring 2026.
- Gate Maintenance: Scheduled for 10/31, at which time the gate schedule will also be adjusted. In order to relieve stress on our entry gate from constant opening and closing, and to save the expense of electricity for frequent operations, our gate contractor recommended limiting the number of times these gates open and close. After discussion, the board voted to have the gates adjusted to open at 6:00 a.m. and close at 6:00 p.m.
- Fence Repair: Hidden Creek, the lawncare vendor for Bishopsgate, will be out to access the fence damage on the north side of the property and make necessary repairs.

Hedge agreed to repair the single section of north fence damaged by their mowers. Since that type of fence is no longer available, if a replacement cannot be found, the Board approved that a section behind the north pines (not easily visible to our community) can be used to make the repair.

- South Fence Toppers: There are existing holes in the 'faux' cement toppers on the stone columns of the south fence. These toppers need to be replaced before winter allows moisture to deteriorate the stone columns themselves. Nancy will check with the resource we used previously to repair the stone columns to see if he can complete the job. It was decided to go again with the 'faux' cement vs cement toppers based on the age & condition of the south fence. It was determined to be more cost effective in the long run. Russ will also talk with the neighboring community about having Hedge cut back the pines away from the south fence.
- Concrete Work: Slated to begin in October, as weather permits.
- Christmas Lighting: Lights were strung at the entrance in preparation of the holiday, by Angel Lighting at a cost of \$850. This includes lighting for 6 crabapple trees, two wreaths for the gatehouses, installation & removal. Wreathes will be hung & activation completed around Thanksgiving, This contract was approved by the board via televote.
- Holiday Brunch: Nancy will check on specifics at Worthington Hills Country Club for availability & pricing to possibly hold this year's community holiday brunch. Secondary consideration is Scramblers.
- Home for Sale: 10010 Beckford Ct. is now for sale. A community email was sent, at the request of the book club & approval of the Board, to invite all residents to a farewell open house for Mason & Sally Pilcher. This is an event sponsored by the book club, to take place on 11/14, at Frances Wright's home, 2-4:30pm.

Financial Statements Review – Treasurer – Scott Schmidt

- September 2025 Financial statements: Approved
- CD #0037: Alliance Bank maturity date for CD #0037 was recorded as a 7 month CD, when it was purchased as an 11 month CD. The bank agreed to pay all the interest through 2/27/26 in the amount of \$431.40 with the stipulation that we renew this CD. It was approved by televote to renew for 11 months at 3.65%.
- Insurance Contract: Though AM FAM has indicated they do not anticipate a large increase in premium, VGL is exploring insurance options; including a possible multi-year contract.

Current Insurance coverage includes:

Director & Officers: Coverage \$1Million – Deductible **\$500.00**

Dishonesty (Fraud): Coverage \$3Million – Deductible **\$1,000.00**

Umbrella: Coverage \$5 Million - Deductible - **NONE**

Buildings: Coverage \$27 Million - Deductible per occurrence **\$10,000** -
For STORM, WIND & HAIL Coverage - \$13,510.00 deductible

Liability: Coverage 1 Million per occurrence, 2 Million Aggregate - Deductible – **NONE**

- Trash Contract: The association is part of the Liberty Township contract with Rumke which expires 1/31/2027.
- VGL Management Contract: The VGL contract will increase from \$624 to \$650/month in 2026. The Board voted to accept this contract; with further review in 2026 of management needs.
- Budget & Reserves 2026: Budget & Reserve discussions have begun, though Insurance cost remains unknown at this time.

Parking Lot Items:

- Social Chair: Left open for future discussion.
- Operating Income: With the construction of the 2026 budget, consider monthly amounts to reflect how spending occurs vs. an annual amount divided by 12, to allow for more accurate financial tracking.
- Irrigation Tracking: Need more long term irrigation data to make rational decisions & determine how we want the complex to look during the hotter times of the season.
- Website: 2026 review of future need.
- Research on terminating the condominium status of the community: Process, cost, pros, cons.

Next BOD meeting: 11/10/25, 10am, location yet to be determined

12/10/25, 10am, location yet to be determined

Meeting adjourned: 1:30 PM

Minutes submitted by: Reta Prosser, Secretary