

**The Barringtons at Wedgewood
Condominium Association
Board of Directors Meeting Minutes
January 27, 2026**

Call to Order: 4:30 PM

Location: 10015 Beckford Ct.

Directors in Attendance:

Nancy Verber, President

Russ Anderson, Vice President

Scott Schmidt, Treasurer

Reta Prosser, Secretary

Tom Brady, Director

Directors Not in Attendance:

Approval of Agenda: Meeting Agenda approved by all.

Approval of Minutes: October 20, 2025 Meeting minutes were approved by all via televote to expedite posting to our website. This vote was ratified.

Reports/Actions –

- Possible Malware: During the recent snow event, an email was sent to all residents on 1/26/26, from VGL (JenVitcuskys<email@rentmanager.com>), regarding snow removal status. Some of these emails showed 2 attachments which may have contained malware. If these attachments were opened, a machine could have been infected. VGL was notified & are investigating on their end. Nancy sent an email on 1/28/26 to all residents informing them of the malware possibility & actions that should be taken if attachments were opened.
- Sidewalk Clearing: Hedge was unresponsive to several attempts to contact them over 5 days to get our sidewalks cleared of snow.
- AEP – Update of tree removal along Fairway Drive: VGL has yet to receive the reimbursement from AEP of \$604.55 for Russell Tree trucks damage to an irrigation line & rotor head. They continue to pursue.
- Association irrigation system: Hedge has agreed to cover the repair of the 2 broken rotor heads found during winterization. They believe some of the cause is irrigating on the same day they mow. Tom will work with DeLa Rosa to develop an alternative program setup for our watering schedule in spring 2026 to try to avoid this. Reimbursement from Hedge for repairs of \$187.25 has been paid directly to Dela Rosa.

- Dead Yews: The dead yews in the front bed along Fairway Drive were removed & grasses planted on 10/24/25 at a cost of \$444.05 (including the \$200 credit received below).
- Corner Shrubs: The dead shrubs at the corner of Regent St & Lavenham Circle West were removed on 10/24/25 for an association credit of \$200.
- Fall Cleanup: A community email was sent on 10/29/25 to inform homeowners that the landscape fall clean up will take place the 3rd week in Nov. Those wishing their perennials & grasses not cutback were to inform Russ their address, by 11/12/25, so that he can pass that information onto Hedge.

Hedge completed fall cleanup 11/17/25. Consideration was given to another leaf removal; due to the remaining leaves yet to fall, but was not approved.

- Russ has resigned the position of landscape chairperson effective 11/15/25. Nancy will be acting as landscape chairperson in the interim.
- Community improvements assessment: It was agreed that street post deterioration, gate house exposed wires, & south fence repairs will be addressed in 2026.

Steps to best addressing fence appearance will initially be consulting with fence professionals. Power washing, painting, cleaning with a detergent, etc. being considered. Nancy to pursue. Initial estimate by Powell Painting to power wash & paint the fence was \$11,589. VGL is getting a second estimate from Final Touch Painting. There is concern if painting is the best approach in the long run.

- Gate Maintenance: Semi-annual Gate Maintenance was completed on 10/31/25, & the gate schedule adjusted to open at 6am & close at 6pm. Cost \$250.

Recent snow fall & it's plowing has prohibited the gate from closing. Residents were notified of this via email on 1/28. The Board has decided, going forward, if a significant amount of snowfall (more than 2 inches) is expected, the gates will be kept open to avoid issues with gate operations. Russ has accepted responsibility for monitoring for this situation & controlling the gate.

- Fence Repair: Hidden Creek, the lawn care vendor for Bishopsgate, has reportedly been out to access the fence damage on the north side of the property and made necessary repairs. Completion still needs to be verified.

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. Follow up to be done by VGL.

- South & North Fence Toppers: There are existing holes in the 'faux' cement toppers on the stone columns of the south & north fences. These toppers need to be replaced before winter allows moisture to deteriorate the stone columns themselves. Nancy asked VGL to get estimates to replace the 'faux' stone column toppers that came back unacceptably high. Nancy contacted Duke Mathews who estimated cost at \$3,154.60 for 9 column toppers & 1 cement repair. The Board accepted his offer & work has been completed. The toppers he used are stone vs the 'faux' ones; which should not need replacing for a very long time.

- Concrete Work: Work began 11/12/25 & has been completed.
- Website: The mapping function on the location tab seems to be malfunctioning. So it was removed.

Network Solutions informed us 12/15/25 that our automatic renewal failed due to an expired credit card on file. Nancy worked with VGL to get a new credit card from Alliance Bank & assure the website was maintained. VGL authorized expenditures up to \$1000.

Product Description	Expire Date	Term	Today's Price
Renewal of: domain .ORG BARRINGTONSCONDOS.ORG	02/13/2031	5 year(s)	\$164.46
Renewal of: Domain Privacy + Protection BARRINGTONSCONDOS.ORG	11/30/2031	5 year(s)	\$69.97
Essential Web Hosting-Unix 11C1321.NETSOLHOST.COM	01/09/2031	5 year(s)	\$188.62
SSL Certificate (Xpress)	01/09/2031	5 year(s)	\$218.06
			Subtotal: \$641.11
			ICANN Fee: \$0.70
			Total Tax: \$32.53
			Today's Total*: \$674.34

**SSL Certificates purchased for more than a one (1) year term must be re-validated annually by 2/9.

There was also a one time cost for migrating the system to the new UNIX platform.

My Time Support™ - Onetime 120 minutes One-Time \$174.99

Subtotal: \$174.99
Total Tax: \$0.00
Today's Total*: \$174.99

- Holiday Brunch: Worthington Hills Country Club cost seemed excessive, so reservations were made at Scramblers for 1:00 p.m., Saturday 12/13/25, in their private dining room. A community invitation was sent to residents 12/7/25. Seven residents were in attendance..
- Newsletter: November news was sent to residents on 11/10/25. Next newsletter is expected in February.
- Association insurance: November & December Board meetings were canceled due to lack of association insurance information; delaying budget determinations.

Association insurance renewal costs were received 1/5/26. Expiration was set for 1/15/26. A televote approved renewal of the current insurance policies with an increase in cost of \$4,082.00, for a total cost of \$37,774.

- Post Meeting Updates:

- Possible Malware: Update from VGL: “I’ve confirmed this with both Rent Manager and our IT team here at VGL, and it has been verified that this is **not** a form of malware. What you’re seeing is simply Outlook’s default behavior of hiding certain embedded images”
- Sidewalk Clearing: On 1/30/26, Hedge made contact saying our attempts had gone to their spam & apologized. On 1/31/26, an email was sent to homeowners informing them that Hedge will be out on 2/2/26 to shovel the sidewalks.

Financial Statements Review – Treasurer – Scott Schmidt

- October, November, & December 2025 Financial statements: Reviewed & posted to the website.
- CDs Maturing: We have a CD maturing 1/30/26. The Board decided to reinvest the \$50,000 in a CD with an interest rate of 3.6% at **Western Alliance Bank** for a 7 month term.
- Operating Budget: The 2026 Operations Budget was discussed & approved. Rosalinda also provided VGL with a breakdown of expected monthly expenditures for easier determination if we are on target as we go through the year. Though the budget reflects operating with expenditures exceeding income of \$11,093, the association has a operating cash of \$53,497 to support that difference.
- Rserve Plan: The 2026 Reserve Plan was discussed, & though there was disagreement, was approved. Road Sealing will be the only Reserve Plan action in 2026 for an estimated \$20,000. Agreed upon community improvements for 2026, noted above, will be done through the Operations Budget.
- Dues: It was agreed that though there will be no increase in dues this year, residents should prepare for an increase in 2027, due to increased costs & major contract renewals such as insurance, landscaping, etc. . This will be noted in the upcoming newsletter & at the Annual Meeting.
- Electricity Rate: Scott to follow up on Association electricity rate term, & pursue adjustment if necessary.

Parking Lot Items:

- Social Chair: Left open for future discussion.
- Landscape Chair: Left open for future discussion.
- Irrigation: 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.

Tom will work with DeLa Rosa to develop an alternative program setup for our watering schedule in spring 2026 to avoid irrigating the same day as Hedge mows.

Broken rotor heads in the back of the property repairs to be completed spring 2026.

- Community inspections: to be done early spring 2026.

- Sidewalks: Power washing and sealing sidewalks will be considered for spring 2026. Estimated cost \$3,553.50 to power wash without sealing.
- Review of expiring 2027 contracts: These include Rumpke, Hedge, & VGL.
- Snow Removal: Possible snow removal in front of garage doors.
- Website: Review of future need. Current contract will expire in 2029.
- Research on terminating the condominium status of the community: Process, cost, pros, cons.

Next BOD meeting: 3/9/26 10:30AM 10024 Lavenham Cir W.

Meeting adjourned: 6:45 PM

Minutes submitted by: Reta Prosser, Secretary