

**The Barringtons at Wedgewood
Condominium Association
Board of Directors Meeting Minutes
March 9, 2026**

Call to Order: 10:30 AM

Location: 10024 Lavenham Cir W.

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: January 27th 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: Nancy to follow up with VGL on the reimbursement from AEP of \$604.55 for Russell Tree trucks damage to an irrigation line & rotor head.
- Community improvements assessment: Scott & Tom to assess gate house exposed wires, & necessary steps to correct the situation.

Scott to replace front entrance light bulbs that are no longer functioning.

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.

- Fence Repair: Scott to verify that Hidden Creek, the lawn care vendor for Bishopsgate, has repaired the fence damage on the north side of the property, & that Hedge has repaired the single section of north fence damaged by their mowers.
- Snow Plow Damage: Scott to review any damage by Hedge from pushing snow against the south fence. VGL to follow up with Hedge.
- VGL Email: An email was sent to all residents cautioning them about snow accumulation possibly blocking outside vents.

- Homes: 10010 Beckford Ct. is in contract. Asking price was \$660,000. 9978 Lavenham Circle West is now for sale. Asking price \$545,000. Nancy to follow up with VGL to assure at closing the buyers contribution to Reserves is included.
- Community Inspections: Walk arounds will be done in early May. The Board will invite VGL, as well as residents, to participate.
- February Newsletter: Winter 2026 Newsletter sent to all residents on 2/14/26. Of special note: there were no volunteers for the open positions of Social & Landscape Chairpersons.
- Social Events: With recent low turnout for social events, the Board has decided to give it another attempt to see if this will continue. If so, the Board may drop this item from the budget. This will also eliminate the need for a social chairperson; in which residents do not seem interested.
- Electricity rate: Scott determined that the Association will for now stick with the normal AEP rate. He is looking into an application called ARBOR; which monitors rates & automatically adjusts the contract to the lowest.
- Spring Schedules: Nancy to confirm with Hedge this year's landscaping schedule. Timing of leaf cleanup is of particular concern. Tom to check with DeLa Rosa about the irrigation schedule. Effort to not water on mowing days will be made; to reduce the possibility of damage.
- Entrance Landscaping: The board decided to delay a decision on adding landscape material to the front beds where the large spruce trees were removed by AEP. We cannot plant additional trees in this space so low-growing shrubs, grasses or perennial plants may be considered in the future.
- Sidewalks: The Board discussed possible power washing of sidewalks & curbs with an estimate to do so of \$3,553.50. We will not be pursuing this with a vote of 3 against (out of 5).
- Road Sealing: This is the only Reserve action item for 2026. Rosalinda will be asked to get bids for consideration. \$20,000 has been allocated in the budget.
- Website: We are going back to the old web site that uses web site builder, which was renewed for two years at a cost of \$332.38. BUT, they are refunding the previous charges for SSL (\$218.06 plus tax - not available for old site) and the UNIX Essential web hosting (\$216.06 plus tax - no longer needed). This total of \$439.29 will be a credit on our credit card.

The Location page information has been moved to the opening page under community description; since the locator is not working properly. Network Solutions has added the password back to the Homeowners Information page. The expedited issue was reported 2/7/26 & resolved 2/14/2026. This had ceased to work following Network Solutions 'upgrade'. The newsletter, & 2026 budget & reserves information was added to the website.

Insurance information still needs to be updated for 2026. Nancy to pursue obtaining the documents from VGL so this can be done.

- Annual Meeting: The Annual Meeting will be 5/14/2026 at 7pm (doors to open at 6pm). Location: Liberty Township Town Hall.

Financial Statements Review – Treasurer – Scott Schmidt

- January & February 2026 Financial statements: Reviewed & posted to the website.
- CDs Maturing: For a maturing CD on 2/28, the Board decided, via televote, to reinvest those funds in a CD with an interest rate of 3.6% at Western Alliance Bank for a 7 month term.
- Association Taxes: Completed. Owing \$1,309 from Reserves. This is significantly higher than expected & budgeted. Nancy will question this difference with VGL.
- Insurance: The Board will be asking VGL to further pursue Insurance estimates for review.

Parking Lot Items:

- Social Chair: Left open for future discussion.
- Landscape Chair: Left open for future discussion.
- Irrigation: Broken rotor heads in the back of the property repairs to be completed spring 2026.
- 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: April 7, 2026 at 10:30am – Location: 10020 Tarrington Ct.

Meeting adjourned: 12:15pm

Minutes submitted by: Reta Prosser, Secretary