

**The Barringtons at Wedgewood
Condominium Association
Board of Directors Meeting Minutes
April 7, 2026**

Location: 10020 Tarrington CT (Reta Prosser)

Directors in Attendance:

Nancy Verber, President
Russ Anderson, Vice President
Reta Prosser, Secretary
Tom Brady, Director

Directors not in Attendance:

Scott Schmidt, Treasurer

Call to Order: 10:30 a.m.

Approval of Agenda: Meeting agenda approved by all

Ratification of Televotes: The following televotes were ratified.

- Approval of minutes for March 9, 2026
- Approval for landscape modification 10048 Lavenham Circle West: A request for 10048 Lavenham Cr. W., was received 3/16, to take care of an uprooted evergreen and removal of 2 more. The two big evergreens in question are on the mound in the common area.
- Approval for landscape modification 9982 Banbury CT: A landscape request was received on 3/25 for 9969 Banbury Ct. to replace 2 blue spruces with hibiscus at the side their driveway.
- Approval for removal of fallen tree between 10011 and 10133 Lavenham Circle East at Association expense.
- The minutes from the March 9 board meeting were approved by televote to expedite posting on our website.

President's Report: Nancy Verber

- Homes for sale
 - 10010 Beckford CT (Pilcher) in contract – closing soon.
 - 9978 Lavenham Circle West (Machovina)
 - Asked VGL to inform realtors of community signage rules (1/house in window, except on days of open house)
- In response to a question from the March board meeting, Jen and Rosalinde clarified the reporting of federal income and local property taxes, including which budget line items are used.
- Network Solutions refund – still denied; next steps – recommend a letter from Jen or our attorney.

- Income tax return signed.
- Roof damage claim from 9963 Gresham CT – homeowner intends to file a claim.
- VGL follow-up
 - Reimbursement of \$604.55 received for AEP damage to irrigation system (irrigation line and rotor head) by Russell stump removal trucks. De La Rosa will repair for the quoted amount.
 - Fence Damage - Hidden Creek, the lawn care vendor for Bishopsgate, has yet to repair the fence damage on the north side of the property, & Hedge has yet to repair the single section of north fence damaged by their mowers. Both companies have committed to still do so. Hedge has been asked to assess fence damage of the south fence from snowplows.
 - Estimate requested for repair of signpost at corner of Beacon and Lavenham East as well as need for refurbishing all signposts – in process.
 - Contact prior contractor re: peeling paint on lamp post at NE corner of property – in process; if irrigation is contributing to the damage, Tom will work with De La Rosa to redirect the spray.
 - Arrange meeting with Hedge manager re: services to expect this season; days to mow, deadline for ordering annuals for front beds, provision for later leaf clean-up, etc.
 - VGL Emails: An email was sent to all residents on 3/13 notifying them that Hedge will be on site the week of 3/16 to perform spring cleanup, bed edging, & pre-emergent application. Work was completed 3/20.
 - A 2nd email was sent to residents on 3/16, following storms, asking them to assess for home damage & file an insurance claim if necessary.

Vice President's Report: Russ (no report)

Secretary's Report: Reta Prosser

- A revised email list was distributed with updated information.

Treasurer's Report: Scott Schmidt (absent)

- Monthly report for March was recently distributed by VGL and posted to our website; a review has not been possible given the recent date of receipt.
- A CD will mature in July 2026

Committee Reports:

- **Maintenance and Irrigation Report – Tom Brady**
 - An electrical box on the south gatehouse is missing a cover. Wires are live but not connected to anything. Tom will try to locate a cover that fits.
 - Irrigation start up/inspection will occur in April when it becomes warmer.

- Tom will check that broken rotor heads in the back of the property are being repaired.
- Scott has replaced the front entrance light bulbs & they are working properly.

- **Webmaster Report – Reta Prosser**

- 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. Network Solutions committed to 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 should be a credit on our credit card. After numerous phone inquiries, this has yet to be received. Nancy will ask VGL to write a strong letter to Network Solutions about this refund.
- Updated community insurance information was added to the website.

- **Newsletter – Nancy Verber:** The next newsletter will be published after the annual meeting. Included will be instructions for residents to call Jen at VGL if they have landscape issues with Hedge.

- **Social Committee –** No volunteers have come forth to chair a social committee. However, Frances Wright has offered to coordinate and schedule a holiday gathering for the community.

- **Community Greeter -** Debbie Boxerbaum has notified the Board that she no longer will be serving as our new resident greeter. Nancy will act in that capacity for now.

Unfinished Business:

- **Home walk around & follow ups –** Board members and invited homeowners will complete a thorough walk around of all homes as well as the common areas to assess improvement needs. Both walk-arounds will be scheduled in late spring.
- **Painting Aluminum Fence:**
 - VGL obtained an estimate from Final Touch Painting with 3 options; recommending the fence be primed and painted with Pro Industrial Alkali Urethane for a 3yr warranty. The Board agreed to have an adhesion test performed, for approximately \$200, prior to determining if painting will be pursued. VGL to initiate contract for adhesion testing. While on site FTP inspected the full length of each side of the fence, finding 2 caps missing at the entrance from the posts. Most of the fencing is in good shape, some brackets holding the spindles to the posts are weathered.
 - Prior estimate from Powell Painting was \$11,589 (power washing and painting)
 - The fence on the south side of the community is in the worst condition, unknown cause to the discoloration, most likely cause is someone used a primer to seal the exposed spots at some point.

There is a sprinkler along this fence, it is highly recommended that the lawncare company adjust the head to not have the water spraying on the fence causing extra weathering. Tom to discuss with De La Rosa.

- **Reserve Plan** actions delayed from 2025 – Road Sealing (\$20,000); Rosalinde suggests waiting until the oil crisis is over since costs for oil-based sealing have skyrocketed. The board agreed.

New Business

- Planning for landscape enhancement where blue spruce trees have been removed – delayed until fall.
- Annuals to be planted in front beds – discuss with Hedge at planned meeting.

Parking Lot Items:

- Social Chair: Left open for future discussion.
- Landscape Chair: Left open for future discussion.
- Insurance: Additional estimates to be pursued prior to renewal
- 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.

Annual Meeting and Elections

- Confirmed for May 14, 7:00 p.m., Liberty Twp. town hall (doors open at 6:00 p.m.; Jen to send out homeowner packets.
- Reta notified the Board that she will not be running for re-election & Russ has not yet determined if he will. These are the 2 one-year terms that are expiring this year. Available board positions for election are two three-year terms and one two-year term.

Next Meeting: Location, date and time – to be determined by newly elected board.

Meeting adjourned: 12:30 pm

Minutes submitted by: Reta Prosser, Secretary and Nancy Verber, President