

**The Barringtons at Wedgewood
Condominium Association
Board of Directors Meeting Minutes
July 28, 2025**

Call to Order: 3:00 PM

Location: 10024 Lavenham Cir W. (Russ Anderson'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: Scott Schmidt motioned to approve, seconded by Russ Anderson – Meeting Agenda approved by all.

Approval of Minutes: June 9, 2025, Meeting – Scott Schmidt motioned to approve, seconded by Russ Anderson – Minutes approved by all.

Reports/Actions – Nancy Verber

- AEP – Update of tree removal along Fairway Drive: As a result of AEP's clearing of the 100-foot Easement under the transmission lines along Fairway Drive, The Barringtons will be losing 4 trees (two large blue spruces at our entrance, one Norway spruce near the entrance, & one ash tree at the far south end of our property) & part of the two River Birches behind 9974 Lavenham Circle West . The stumps will also be removed at a later date. Once removal is complete, the Board will consider how to address the landscape in these areas.
- Association irrigation system: Delco watering guidelines are not something the association can follow in our common areas; as we have multiple systems that cannot run concurrently. Instead they are each run consecutively over a few days. However, it is important that we irrigate in a water conserving manner. Nancy will be checking with Tom regarding how often & how much any single area is being watered, to assure we are doing so.
- Mid-year review with Hedge Landscaping: A decision was made to meet with Hedge to perform a mid-year review to evaluate their performance & address areas that may need improvement; such as weed control. Scott will ask Lettie, our landscape coordinator, to schedule this meeting. Nancy & Reta will attend this meeting if possible.

- Dead bush, located in the drainage stones on the north side of the entrance: This dead bush is not under warranty & should be removed. \$200.00 was deducted from the invoice for the bush.
- Community improvements assessment: It was decided that the Board would reach out to residents, in an email, asking for input in identifying desired community improvements & ideas on cost reduction. Reta, the Board secretary, will be implementing the assessment prior to the next board meeting. The Board also decided ask our VGL property manager to do a visual inspection for maintenance items & attend the next board meeting to report her findings; as additional input. Nancy to make that request.
- Follow ups on home walk around letters: Nancy will pursue a list of items that may continue to need attention.
- Power washing of sidewalks/curbs: A bid from Powell Painting/Handyman to power wash the perimeter walkway was received in the past, but did not include the center walkway around the gazebo area. More information was thought necessary before making a decision on this item. For instance, How long does it take for dirt/grime to return? How much difference does it make if the area is sealed? Nancy will seek answers though VGL.

Financial Statements Review – Treasurer – Scott Schmidt

- June 2025 Financial statements: Reta questioned the \$1,168.87 overspend in the Insurance category. This is a product of the payment schedule. So far this year we paid \$19,672.87 with two invoices yet to be paid - one is due 7/15/25 for \$7,009.57 and one in October of \$7,009.57 which will bring the total amount within \$8.00 of the budget.
- New 7 month CD: This Alliance Bank CD purchase includes the funds from the 6/30 matured CD combined with additional cash from our Money Market account to total \$50,000. When the upcoming 7/29 CD matures, those funds will be moved to our Money Market. Scott, will confirm this CD purchase has been completed.
- Electric supplier: As a cost saving item, Scott will explore if we can get a better electric rate through an alternative supplier to AEP. He will first need to confirm if our Association is considered residential or commercial.

Website Updates – Secretary – Reta Prosser

- Website updates: The community website was brought up-to-date; including the removal of the Community Lifestyle page; as it was no longer representative of our community. Trash & Recycling information was added. A major file cleanup was also performed for file clarity & storage minimization.

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.

Next BOD meeting: 9/15/25 (pending Scott Schmidt's work schedule) at 10020 Tarrington Ct.

Meeting adjourned: 5:15 PM

Minutes submitted by:
Reta Prosser, Secretary