

**The Barringtons at Wedgewood
Condominium Association
Board of Directors Meeting Minutes
Sept 22, 2025**

Call to Order: 3:00 PM

Location: 10020 Tarrington Ct (Reta Prosser's home)

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 with the addition of Concrete Estimate.

Approval of Minutes: July 28, 2025, Meeting – Minutes were approved by all via televote to expedite posting to our website, prior to the next Board meeting in September. Televote was confirmed.

Reports/Actions –

- AEP – Update of tree removal along Fairway Drive: Removal was completed 8/11. In the process the Russell Tree crew damaged an irrigation line for which we will be reimbursed \$80 for the completed repair. Jamison Shriver is our contact to move this forward. VGL to follow up.
- Association irrigation system: To assure we irrigate in a water conserving manner, Tom asked De La Rosa check the zone running times from when Rain One set them. They recommended adjusting the running times downward in most areas....usually 20-25 minutes, depending on area to be watered. Also added a zone B to additionally water the flowers at the entrance. Tom also provided De La Rosa with our irrigation schematic for their usage.

Winterization of the association irrigation system is planned for EARLY October.

- Pollinator Garden: Nancy spoke with our irrigation contractor & was told that there is one head that waters about half of the pollinator garden. They increased the time on that head since the garden is very dry.
- Mid-year review with Hedge Landscaping: A mid-year review to evaluate Hedge's performance & address areas that may need improvement was pursued by Nancy, due to the resignation of our landscape coordinator. The meeting took place 10/12. Russ and Nancy met with Matt from Hedge and secured assurances that weeds will be addressed. Mowing has been occurring every

second week, so that we have enough instances to last for the remainder of the season. There are 8 mows remaining. Russ will ask Hedge to mow weekly the rest of the season. Russ also requested alternating mowing patterns in large areas; Matt will ask the crew to do so. Nancy requested more care in mowing tight areas to limit turf damage from the heavy riding mowers. The crew will now dismount and walk behind mowers where tight turns are needed.

- Flowers on south side inside gate: Tom reported that these flowers seem either diseased or possibly had something accidentally sprayed on them. These are likely lost for the season.
- Community improvements assessment: Nancy asked our VGL property manager to complete a walk around of the property to identify any maintenance problems in the common areas as well as any obvious problems with individual homes. This is to be completed the week of 9/22. Residents were sent an email notifying them of this review 9/12.
- Power washing of sidewalks/curbs: Nancy requested input from our VGL property manager, who stated she hasn't had any properties power wash and seal sidewalks before, but offered the following: "while it's not an annual necessity, periodic power-washing does provide both an aesthetic boost and a maintenance benefit, making it a worthwhile when budget allows. Typically lasts 2-3years." As it is late in the season, consideration will be delayed until spring.
- Concrete Assessment: The Board received a request from 10014 Beckford Ct to address some concrete breakdown in front of their home. It was felt that seeking a contractor to complete work on a small area would not be cost effective & should be completed when all concrete work is addressed. This spurred the Board to do a full concrete assessment of the community to see the current condition of our concrete & what issues may exist. This was completed with our property manager & concrete contractor for their expertise. The result was, using either hydraulic cement and or elastomeric caulking, \$3490 for preventative maintenance repairs. Russ motioned to approve, paying for this from the Reserve Fund which has been allocated for concrete work in 2025. Tom seconded the motion. All approved.
- Fence Repair: It was noticed a section of fence was completely disconnected on the east side; caused by metal screws erosion. Tony Kaufmann purchased repair items to reconnect the fence sections and did in fact do the work. If any fence repair is needed, he has parts since he had to purchase a larger quantity than needed. Thanks Tony!
- Gate Maintenance: Preventative gate maintenance is due in October. The contractor who completes maintenance on the gate advised not to leave the gate operational 24hrs/day. This is hard on the gate & will cause issues & lessen its lifetime. A cost saving suggestion by a resident was to leave the gate open during the day & closed at night; as the community had done in the past. This suggestion would also result in reduced electricity cost. After discussion, the Board decided when the next gate maintenance is completed, the gate will be set to stay open from 6am to avoid most traffic during the day, & then close at 6pm for the night, when traffic slows. Scott , motioned to approve & Russ seconded. All approved.
- Landscape Chair: Lettie Schmidt resigned as Landscape Chair as of 8/4. Russ is willing to assume this role going forward. He can be contacted by email at hraesq2@gmail.com

Financial Statements Review – Treasurer – Scott Schmidt

- July 2025 Financial statements: Approved

- August 2025 Financial statements: Approved with a correction - Debit # 5130 - \$1.19, Credit # 5135 - \$1.19. This entry is an "interest income re-class" per the reconciliation of the operating & money market account.
- New 7 month CD: This Alliance Bank CD purchase was completed with the funds from the 6/30 matured CD & combined with additional cash from our Money Market account to total \$50,000, as planned. Maturity 1/30/2026 3.95 APY
- Matured 7/29 CD: Funds from this CD were moved to our Money Market to replenish the monies combined with the 6/30 CD to purchase the new 7 month CD.
- 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. VGL is working to correct this error.
- Electric supplier: As a cost saving item, Scott explored a better electric rate through an alternative supplier to AEP. He confirmed our Association is considered small commercial. It was decided that Scott should pursue a 12 month contract with Better Buy Energy for a .0769 rate.
- Insurance & Trash Contracts: With Budget considerations approaching, Nancy will ask VGL to explore insurance & trash contract options.

Secretary Report – Reta Prosser

- Resident Email: An email was sent to residents on 9/6 informing them of Fall Pruning to take place the week of 9/22. They were asked to respond by 9/15 if they wished their home on the NO PRUNE list. The NO PRUNE list was forwarded to Hedge on 9/16.

They were also reminded that if they wanted their home's irrigation system winterized by De La Rosa to schedule that, so it can be completed at the same time as the association's irrigation system in early October.
- Televote - Irrigation Season Review: Cost \$412. Estimate to do the necessary repairs \$1,361. To include: Replacement of 1 ½" Valve (zone 6), Pipe Repair 1", Locating of Valve, & Labor. It was recommended asking the lawn maintenance company to uncover any valve boxes that they come across; as this will be more economically friendly in costs for the HOA when it comes to irrigation repairs. Repairs were voted on by board members via email & approved.
- Televote - Irrigation Controller: The timer on the Regent Street gatehouse controller (6 zones) failed & needs replaced. Tom received an estimate from De La Rosa for \$642. A televote was taken & passed with one dissenting vote opting to wait until spring for replacement.
- Televote – Landscape Request: A Landscape Change Request for 10020 Tarrington Ct for the removal of 2 trees was voted on by board members via email & approved. Televote was confirmed.
- Televote – Landscape Request: A Landscape Change Request for 10024 Lavenham Cr. W. to remove a privacy fence that is falling into disrepair was voted on by board members via email & approved. Televote was confirmed.

- Resident Input: The Board reached out to residents, in an email 8/3, asking for input by 8/31, in identifying desired community improvements & ideas on cost reduction. Items shared are being reviewed by the Board in the process of determining action items.

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.

Next BOD meeting: 10/20/25 Budget & Reserves 2026 at 10004 Tarrington Ct. (Scott Schmidt's home)

Meeting adjourned: 5:30 PM

Minutes submitted by:
Reta Prosser, Secretary