

Wedgewood Place Community Association

wedgewoodplacefw.com / Facebook: Neighbors of Wedgewood Place

Meeting Minutes

March 2, 2026

- Call to Order and Attendance

Open Meeting at 6.58pm

In Attendance:

David Koenig - President. Jason Hollinger - Vice President. Aaron Barnholt - Treasurer. Michelle Smith - Secretary.

Mark Graf, Michael Gerbers, Jo Massaro

Ashton McAfee, Dawn Fiore

David Koenig President - Welcome and Opening Remarks

Matt Harmon - Legacy HOA - Enforcement Management Plan - presentation

Minutes - December 1, 2025

Approved - Mark Graf motions to accept; Jo Massaro second. All in attendance accepts previous meeting minutes

Reports- Board Members

President: David Koenig

- Discussions about future boards and who is going to serve, extra neighborhood expenses with mailboxes, snow removal, etc.

- Shed discussion to continue - multi-step process in order to amend Covenants

- No final count numbers as of today (03/02/2026).
- Need association count to be finalized (by May if possible).
- Depending on final vote count, next step would be discussion about architectural guidelines for HOA.
- If guidelines are finalized, then a discussion regarding legal fees to change Covenants would need to take place (approx \$2,000-\$3,000).

Treasurer: Aaron Barnholt

a. CD comes up in April for renewal

- Motion brought by Jo Massaro to put in \$35,000 to CD with a Range of Terms (8-16 months)
- Jason Hollinger second
- All in attendance voted yes

b. Online Bill Pay - no longer currently available with 3 Rivers Federal Credit Union - Aaron working to find out reason or other options for bills / dues payments

c. Budget - Net Savings Increased for this year

d. 16 units have not paid 2025 dues as of 03/02/2026

e. Snow removal expense exceeded what was budgeted, but given the past few years snow removal was less than what was budgeted, the association is in good standing

f. Front signage signs light expenses - payment fell between 2025 and 2026 budget

Committee Reports

Park and Recreation: Jo Massaro

City Neighborhood Grant funding up to \$5,000 - Front Entrance Landscape Proposal

- Jo Massaro working with Michelle Smith on the entrance main sign landscape (east side of the entrance)
- Michelle working with 3 to 4 companies to have quotes to Jo by March 5th. City has moved up application deadline to March 13th this year.
- If there is an amount figure available to add for additional park improvements, Jo will submit for these improvements along with the landscape proposals.

Communications - Jason Hollinger

- Web Page / Facebook - Jason expressed no concerns at this time

Property - Mike Gerbers

- A couple of dead willow trees in the park/back retention area will need to be removed this spring
 - a. Received quotes to remove - range from \$1,000 - \$1,300
 - b. Could there be any homeowners who could do it?
- Mailbox Replacement on Gate Tree Ln completed in February

New business

- Park climbing structures will need some maintenance and new mulch this spring
- Mailbox Replacement – future possible replacing/updating the cluster boxes.
 - a. Investigate more about who is actually responsible for maintaining/repairing
 - b. Jo suggests an official letter be sent to post master general asking who is responsible, depending on agreement made with association developer and post office - this may take finding the original development deed

Meeting Adjourn - 8.44pm