

Wedgewood Place Community Association

wedgewoodplacefw.com / Facebook: Neighbors of Wedgewood Place

Meeting Minutes

June 1, 2026

- Call to Order and Attendance

Open Meeting at 7:02pm by David Koenig

In Attendance:

David Koenig - President. Jason Hollinger - Vice President.

Aaron Barnholt - Treasurer. Michelle Smith - Secretary.

Board Members - Mark Graf, Michael Gerbers, Jo Massaro, Jeff Nowak

Residents in attendance: Marvin Croussore, Tom Desloyers, Dawn Fiore, Diane Nilson

David Koenig President - Welcome and Opening Remarks – Review of March 2026 minutes

Minutes – March 2, 2026

Approval - Jo Massaro motions to accept; Jason Hollinger -second. All in attendance accepts previous meeting minutes

Reports- Officers / Board Members

President: David Koenig leads agenda discussions

- Agenda Discussions

A. Budget

- Aaron Barnholt – Treasurer

1. Review of current budget/expenses YTD
2. 3Rivers Federal Credit Union – still no answer to past online payments process and no options given for future set-up
3. As of June 1, 2026, 14 homeowners have unpaid dues from October 2025
 - a. Aaron will resend to homeowners one more time and attempt to collect before sending to collections from HOA lawyer
4. Financials are in good standing and are on point to finish the end of the fiscal year as expected.

B. Front Entrance Landscape Improvement

- Michelle Smith – Secretary

1. City Neighborhood Improvement Grant was not awarded this year for Wedgewood Place. The board approved in April to move forward with this neighborhood improvement project. Michelle worked with 4 landscaping companies to provide quotes, within guided parameters, in order to secure a professional landscape plan.
 - a. Harlow Enterprises bid of \$2,830.00 was awarded the project. The bid was \$2,000.00 lower than the next company's bid. A good portion of this bid was the labor to move and utilize the current landscaping stones; along with adding low maintenance, heat tolerant bushes/plants, and to grade & seed portion of former unneeded landscaping beds.
(Bids from \$2,830 to \$9,200)
 1. Bill to be paid utilizing Landscaping Line of budget, CD interest from 2025-26, and a small portion of Park Improvement Line of budget.
 - b. Work completed on May 26, 2026
 - c. Michelle has control on the watering and maintenance of the new landscape area and will be working on the West side of the entrance to clean up area.
***Issue** – both commercial spotlights on the main sign and message board not working after the completion of work. Michelle is working with Harlow Enterprises Project Manager to get this issue rectified as soon as possible.

C. Shed Amendment Update

1. No final count numbers as of today (06/01/2026).
2. Finalized count was to be completed by this meeting, but with schedules and lack of homeowners answering doors, a final count was not able to be completed.
3. Previous meeting board voted to have Total residences of Wedgewood Place (161 homes); not to split count between Section 1 and Section 2 for this architectural amendment.
 - a. Total Count as of June 1, 2026:
 1. Yes – 60 ; No – 22
 2. Need 75% of total homes to amend ~ 121 homes
4. Board Member Mark Graf proposed to send out a final ballot vote to all homeowners, who have either not been approached or replied to prior attempts, in the mailing with October 2026 dues. This ensures the HOA has done their due diligence for the shed amendment vote for all homeowners. Once ballots have been received, this will either move the shed amendment forward to the next architectural guidelines and legal steps or it will stop the shed amendment discussion for a certain period of time. (*Only homeowners, in good standing with the HOA, will be mailed the ballot and be able to vote).
 - a. The Board agreed to take this mailing step in September 2026

D. City Tree Planting Project

- Jo Massaro

1. Tree Canopy Growth Fund

- a. Provide homeowners with free trees for homeowners to add to their yards
- b. Member of this project to meet with homeowner groups to discuss
- c. Jo has proposed June 24th at 5:30 pm in the park for any homeowner to learn about project
- d. Board Member Jeff Nowak did mention some of the proposed free trees were possible varieties that have aggressive root systems; may not be a good option.

E. Grant – City Neighborhood Involvement

- Jo Massaro - worked hard and many hours on this new grant application

1. \$5,000 possible grant to be used for Wedgewood Place Octoberfest 2026

- a. For this type of grant the City is requiring more valid information due to vendor payments and HOA information.
 1. Grant used for: Tent & Chairs (set-up and tear down completed by the rental company), Food & Drink, Games, Animal Rides, 1 year of Neighborhood Liability Insurance
- b. Should receive notice by the end of June 2026

F. Mondays in the Park

- Jo Massaro

1. Start Monday, June 15th (6:30pm – 7:30pm)

G. July Budget Meeting

1. Monday, July 6th - 7:00pm

H. Board / Officer Elections to take place at September 1, 2026 Meeting (this will be the Tuesday after Labor Day, due to budget approval vote and HOA dues need to be mailed soon after).

1. Aaron Barnholt – current treasurer has expressed he will not be seeking re-election
2. Brian Lane – current board member and architectural committee member has expressed he will stepping down from the board.

Meeting Adjourned - 8:31pm – President David Koenig thanked all who attended this meeting and the great discussions