

***Wakefield HOA Board Meeting - Old National Bank***

**March 18, 2013 @ 6:34 pm**

**Attendees:**

Board Members: Bob Rose –President, Angie Wall – Vice President, Kate Rhoten – Treasurer, Donna Vaught – Secretary, At – Large Members Karl Yocum and Tim Piper.

Board Members not present: Ron Pitcock

Homeowners: No Homeowners present at tonight's meeting.

**1. Homeowner issues**

- A. No homeowners to present any issues present.
- B. No homeowner issues through emails or Management Company brought to board attention.

**2. Kirkpatrick presentation and final answer session**

- A. Current bid from Kirkpatrick is \$700.00 a month which will include quarterly meetings and annual meeting. Family owned business 40 years.
- B. Kevin would be our property manager
- C. Kevin currently has around 11 properties. Taking on Wakefield would be his max on properties. He currently has one assistant with possibly getting 2nd assistant to help him.
- D. Drive thru's for covenant violations can be as strict or vague as board is willing to go. He does them on random day's bi-weekly paying attention to sides of the house not just the front yard and blatantly obvious violations. He does not usually get out of car but if board request or issue arises he needs to he will.
- E. Vic states that Kevin is the type to error on side of caution so he will be very thorough not to mention will work strongly with board to represent our intent as a board.
- F. We will receive monthly reports, process for covenant violations close to same as current process with CASI. Each house will have a file and any and all documents (including all previous documents) will be put into a running file for each lot (not homeowner but lot).
- G. Kirkpatrick will obtain all old records from CASI not board members. They will be inputting all old documentation in at no additional charge. (Per Vic)

## ***Wakefield HOA Board Meeting - Old National Bank***

- H. They currently use 4 different law firms depending on what grievance is. (Dues, Covenant, etc.) Our current Attorney is one of those firms they use.
- I. Kirkpatrick has a meeting room available for board to meet in free of charge. Room is large enough that homeowners could attend, possibly have room large enough to hold annual meeting in (depending on amount of homeowners who show up.) Kirkpatrick has location on Smith Valley behind Home Depot (yellow building).
- J. Kirkpatrick would draft a letter of Boards intent (rules) for accounting department to prevent any chance of errors or he said/she said.
- K. Board reviewed contract and elected to have Kirkpatrick take on responsibility of drive thru's money savings was not enough to warrant board doing drive thru's. We will have a system of checks and balances in play to keep on top of any issues that may arise. Bob asked if Kirkpatrick could remove sect. 4 of contract and be willing to lower price to \$650.00 for first year. Kirkpatrick will let us know.

### **3. Board Vacancies**

- A. Jason Ochoada resigned from board due to other obligations. Felt it was in board's best interest to find someone else to fill spot that would have time to commit to HOA.
- B. Think Pham resigned from board due to work schedule changes. Think felt he could not in good conscious stay on board since he would not be able to make many of the meetings.
- C. Board accepted both resignations and wishes them good luck.

### **4. ACC/Covenant violations update**

- A. Angie stated letters have been going out regarding covenant violations. Nothing pressing that needs any vote on by board. Covenant committee will be staying on top of Management Company to make sure covenant issues are being taken care of.
- B. ACC committee has several items not sure if approved are not and needs to know what to do about these items.
  - 1. Send letters of violation?
  - 2. Work with CASI to retrieve storage boxes and go through them to find out if approved or not. Angie to find out from CASI if cost to get Wakefield's storage boxes if not proceed this direction if so wait till Kirkpatrick takes over and review with them to see if items have been approved or not.

*Wakefield HOA Board Meeting - Old National Bank*

5. **Sprinkler project**

- A. Board looking to reinstall sprinkler system on Smith Valley.
- B. Board looking at two options
  - 1. Regular sprinkler system.
  - 2. Digging Wells to run sprinkler system.
- C. Board will continue to weigh pros and cons of both options before making final vote.
  - 1. Cost of water.
  - 2. Maintenance of both well and regular sprinkler system.
  - 3. Cost of electricity.
  - 4. Feeling of some board members if homeowners can't have wells why should HOA be allowed.
  - 5. Good stewards of HOA money.
  - 6. Life time of both types of systems.
- D. Karl has been working on estimate for adding meter to Sutton for sprinkler system. Bargersville states it will cost \$1175.00 to install meter on Sutton.
- E. Donna informed board per old Bargersville bills and conversations with Bargersville utilities we should already have meter on Sutton, Karl to review with Utility Company regarding meters.
- F. Decision to be made **by** next board meeting.

6. **Decisions Made**

- A. Management Company
  - 1. Board has elected to terminate Casi
  - 2. Board Voted to hire Kirkpatrick as new management company
    - a. Motion made Angie, 2nd by Bob  
Yes ---- 6 present, 1 by email  
No---- 0 Jason voted no prior to resigning
    - b. Motion passed to hire Kirkpatrick

***Wakefield HOA Board Meeting - Old National Bank***

- B. Accept color palette for ACC
  - 1. Board reviewed current color scheme on website.
  - 2. Board reviewed new color scheme put together by ACC committee
    - a. Motion made by Bob, 2nd by Kate  
Yes----5  
No ---0  
Abstain ----1  
Absent-----1
    - b. Motion passed to accept new color palette and publish on website.
- C. Website turned over to board/Website advertising allowed
  - 1. Board reviewed with attorney if advertising is allowed.
  - 2. Kate to maintain website/Facebook/Gmail account.
    - a. Motion made by Angie, 2nd by Tim  
Yes- ---6  
No ----0  
Absent ---1
    - b. Motion made to accept Kate as new administrator for all 3 accounts (website/Facebook/Gmail) and to allow advertising (tag line needs to be in position stating we do not make any recommendations, guarantees or warranties regarding any of the advertisers or sponsors on the website).
- 7. Next Board meeting April 15th Trustees Office (by Center Grove High School) @ 6:30