

Wakefield Hoa Board Meeting  
White River Township Trustees Office

April 15, 2013 @ 6:30 pm

Attendees:

Board Members: Bob Rose - President, Angie Wall - Vice President, Kate Rhoten - Treasurer, Donna Vaught - Secretary, At - Large Members Ron Pitcock and Tim Piper.

Board Members not present: Karl Yocum

Homeowners Present: Patricia Rose and Kent Shadley

1. Homeowner issues
  - A. Patricia Rose brought up issue with common areas.
    1. Serious weed issues
    2. Multiple trees, shrubs, and plantings dead, dying, or missing.
    3. Cul-de-sacs have been neglected.
    4. Ornamental grasses did not get trimmed in fall like should have.
    5. Mrs. Rose estimates 200 small shrubs, 34 large shrubs, 8 spruce trees, and 18 large trees need replaced.
    6. Points out that lawn care company is hitting trees and damaging them.
    7. Mrs. Rose also informed current board that she had informed old Board About warranty issue for an Autumn Service Berry tree that had died but was under warranty which was not followed through on their part. The warranty is no longer valid.
  - B. Kent Shadley has brought to board a concern about drainage.
    1. Drainage project was done at the back of his lot Basswood/Paddock/Gainesway he did not request project.
    2. Since project was done water stands on back of his lot.
    3. Water issue has become increasingly worse since project was done.
    4. Project completed 2-3 years ago board to look into and find out details of project. Bob to check with management company for details.
    5. Ron Pitcock to take a look at on Monday so he can see firsthand water issues.
    6. Board to review
2. Budget/Website update
  - A. Kate to change management information on website to reflect Kirkpatrick as new management company. She will also add note about dues "Please pay immediately so payment can be processed correctly".
    1. Add link to Wakefield West website.
    2. No hits on advertising yet.

- B. Dues are currently past due.
    - 1. 50 of 273 homes are currently past due
    - 2. \$17,864.00 in outstanding dues
    - 3. 7 out of the 50 past due are repeat or chronically late.
    - 4. Late notices (2nd) have gone out.
  - C. Current balance \$72,598.00 with \$23,834 in savings
3. Beautification projects
- A. Sprinkler System
    - 1. Irrigation proposal for a long Smith Valley path \$11,500.00
    - 2. Irrigation proposal for a long Paddock large pond \$4600.00
    - 3. Ron to get quote that includes line running from under road at entry to pond.
    - 4. Ron to find out material of pipe (? Plastic) if heads are commercial, plastic or stainless.
    - 5. If pressure valve and total worse cost estimate for all areas.
    - 6. Ron to re email quote once he has it.
    - 7. Board voted to except original quote and proceed with once we have new numbers. Bob motioned, Donna 2nd  
Vote 6 yes  
1 absent
  - B. Landscaping
    - 1. Patricia Rose working with company to get estimate on cost for tree/shrub replacement
    - 2. Board to review common areas and see what needs to be done.
    - 3. Donna asked if we could remove wooden fence at Annie's Park instead of replace broken slats.
      - a. Bob motioned for removal of fence
      - b. Tim 2nd motion  
vote 6 yes  
1 absent
      - c. Donna to remove fence and dispose of
4. Misc.
- A. Garage Sale
    - 1. Board to advertise community garage sale
    - 2. Dates May 17-18
    - 3. Ron made a motion to pay for signs & place an add in paper advertising For garage sale.
    - 4. Tim seconded motion  
Vote 6 yes  
1 absent

B. Trash Removal

1. Board has obtained proposal from Rays trash service.
2. Offers homeowners smaller containers eliminating container storage issues.
3. Eliminates multiple companies in neighborhood, wear and tear on streets, noise in neighborhood, and potential for covenant violations.
4. Board still to determine how they would like to advertise offer.

C. Goals 2013

1. Board to set goals for 2013
2. Board members to come to May meeting with goals in mind.

5. Next Board meeting May 20th at Trustees office (by Center Grove High School) @ 6:30