

Wakefield HOA Board Meeting
White River Township Trustees Office

May 20, 2013 @ 6:34pm

Attendees: Bob Rose - President, Angie Wall - Vice President, Donna Vaught - Secretary,
At-Large members Tim Piper and Ron Pitcock.

Board Members not present: Karl Yocum and Kate Rhoten

Homeowners present: None

1. Homeowner issues (follow up)
 - a. Kent Shadley drainage issues
 1. Ron went out and looked at drainage issues.
 2. Ron informed board about a landscape bed that homeowner has installed which may be interfering with drainage.
 3. Ron, Tim and Bob to meet at property and view swell issue.
 - b. Bob reviewed quotes for landscaping received by Patricia Rose
 1. McDaniel Landscaping company
 - a. removal only
 - b. \$1200.00
 2. Hale landscaping company
 - a. removal and replace
 - b. \$15,000.00
 - c. Bob to ask for itemized estimate from Hale
2. Committee Questions
 - a. Covenant violations----Fountain
 1. Board brought up issue about whether fountain is covenant violation.
 2. Board was informed management company (Casi) sent homeowners covenant violation letter because wasn't working and damaged not because it was violation.
 3. Board elected to talk to attorney and get his opinion on boards legal options.
 - b. Architectural Control Committee
 1. No new issues are concerns for board
 2. ACC did inform board they have asked CASI to contact homeowners to stop Construction on pool.
 - a. approval received last year
 - b. per acc contract states acc's have to be completed within 90 days or no longer approved.
3. Minutes
 - a. Cliff note version for website needed
 - b. Copy of minutes sent to Kirkpatrick for records

4. Budget
 - a. \$75,350.00 of dues collected
 - b. \$16,446.16 still outstanding with \$7999.25 from 2013
 - c. We currently have 23 properties that are 31-60 days past due on this year's HOA dues. This equals \$7,725. The remaining balance is all over 120+ days equaling \$8,363.

5. Projects
 - a. Irrigation
 1. Installation of irrigation system along entrance at smith valley rd
Approved through email and previous vote.
 2. Ron to send out final worst case scenario estimate.
 3. Irrigation to be installed by end of May
 4. Hoosier Irrigation to install system
 - b. Mulch
 1. Board postponed services of Beautilawn installing mulch @ \$3200.00
 2. Board has elected to go with volunteer help and discounted rate through McCarty Mulch
 - a. estimated 50 yards material needed (per BeauTLawn contract)
 - b. wholesale pricing \$27.50/yard
 - c. excludes playground
 3. Kate to advertise on Website we are in need of volunteers to spread Mulch last of May first of June. Volunteers need to respond by May 24th.
 4. max 6 volunteers (high school seniors and college bound students)
 - c. Landscaping
 1. Board has voted to use McDaniel Tree Service to remove all dead trees/shrubs/bushes.
 2. Board will proceed with obtaining more estimates for replacing missing Landscaping while irrigation is being installed.
 - d. Common area maintenance
 1. Donna still to remove Annie's Park fence once weather and time Allows.
 2. Board to obtain quotes for updating playground at Potomac Park From Kirkpatrick (new management com.)
 3. Board to obtain quotes for Basketball and/or tennis court installation In common areas from Kirkpatrick
 - e. Garage sale
 1. Wakefield Garage sale June 6th, 7th, 8th
 2. Add not placed in paper yet
 3. Yard signs ordered and paid for.

6. Next Board meeting June 17th at (Kirkpatrick Management Co. Greenwood Office Building behind Home Depot yellow building)