

Wakefield HOA Board Meeting  
White River Township Trustees Office

July 29,2013 @ 6:01pm

Attendees:

**Board Present:** Bob Rose-President, Angie Wall – Vice President, Donna Vaught – Secretary, Ron Pitcock – At large.

**Board Not Present:** Kate Rhoten- Treasurer and Tim Piper – At large.

**Homeowners Present:** No Homeowners present.

**Vendors Present:** Nick Burger- Nicks Lawn Care and Kyle Atkerson- Hoosier Irrigation

**KMC Staff:** Kevin Patterson (property manager) and Jeffery Price (accounting)

1. Homeowner concerns
  - a. No homeowners present to express concerns
  - b. Readdress old concerns later in minutes
  
2. Minutes
  - a. Junes minutes submitted for approval
  - b. Board reviewed and approved Junes minutes
  - c. Bob motioned to approve minutes
    - i. Angie seconded motion
    - ii. Vote 4 yes 0 no 2 absent
    - iii. Bob to send copy of minutes to Kevin @ KMC
  
3. Vendors
  - a. Lawn care
    - i. Nick from Nicks Lawn Care introduced himself.
    - ii. Former Center Grove graduate
    - iii. 3 Mowing crews
    - iv. 200 + accounts
    - v. Schoolcraft properties larger account
    - vi. Arbors on Bluff customers
    - vii. Took over Wakefield 4 weeks ago
    - viii. Busy pulling weeds, edging mulch rings, spraying rip rap around pond for weeds, spraying weeds on walking path.
    - ix. Working hard to get caught up on all items neglected by previous company and trying to get ahead and become proactive.

- x. Discussed Ash tree treatment \$650.00 for all (only 1 tree possibly shows signs of ash borer)
- xi. Per contract lawn care company supposed to install seasonal flowers. Board has elected to hold off for now.
- xii. Geese control options
  - 1. Chemical control
    - a. Extremely expensive
    - b. Works very well
  - 2. Decoys
    - a. Cost effective
    - b. Works moderately
    - c. Not tamper proof
  - 3. Vote
    - a. Bob motioned to go with decoys
    - b. Angie seconded motion
    - c. Vote 4 yes, 0 no, 2 absent
    - d. Kate to post decoy info on Website/Facebook

b. Irrigation

- i. Started construction end of June
- ii. Still needed to complete Sutton (east of)
- iii. All active for last 2-3 weeks
- iv. Runs on even days (ex... 22,24,26)
- v. Leak issues from glue and proper fit
  - 1. Expect this from new system
  - 2. Expect this from system with this much pressure
  - 3. Will back fill in all washed away dirt areas
- vi. Designed system around high pressure
- vii. Rain gauge installed is a wireless system, ¼" of rain stops system from running
- viii. So far exceeding expectations in way of performance
- ix. Will send Kevin at KMC estimate for monthly inspections during peak season and estimate for open/close of system
- x. Will lock control box with key going to KMC

4. Common Area Maintenance

- a. Dead plant removal completed by McDaniel
- b. Donna to finish pulling fence posts from Annie's Park (suggestion use reciprocating saw to cut rest)

5. Financial

- a. All moneys finally received from CASI (old management company) numerous calls to them made by KMC (current mgt. co.) to try and obtain these.
- b. Pulling out of reserve for sprinkler system
- c. Set up same as CASI operating system, operating reserve, and reserve account
- d. Outstanding dues still out \$7600.00 down \$10,000.00+ from April
- e. Jeff (accounting KMC) to check on invoice Tanner
- f. Jeff (KMC) suggests putting more into reserve
  - i. Currently HOA puts in \$3000.00 into reserves yearly
  - ii. Suggests \$5000-10,000 into reserves yearly

- iii. States we should be able to do this with no problem in current condition
- iv. Bob motioned to move \$10,000 into reserve now
- v. Ron seconded motion
- vi. Vote 4 yes , 0 no, 2 absent
- vii. Bob to send email stating approval of above

6. Covenants/ACR

- a. Review rules and regulation document
- b. KMC to burn disc from CASI and give to Angie showing previous covenant and ACC issues
- c. Water drainage issue from previous homeowner appears to be landscape issue.

7. Misc.

- a. Meetings 4<sup>th</sup> Monday of month (due not move unless do not have quorum) 6-8pm
- b. Kate to add to website about fishing for homeowners and notify non emergency if issues
- c. Potomac park sign damaged need estimates
- d. Smith Valley Rd. work from highway standing water & ruts poor grading Kevin from (KMC) to check on how to get resolved with county