

Wakefield HOA Board Meeting
White River Township Trustees Office
6pm -8pm

November 18, 2013

Board Members Present: Bob Rose – President (left at 7:30pm), Angie Wall – Vice President, Donna Vaught – Secretary, Kate Rhoten – Treasurer (left at 6:47pm), At Large members Ron Pitcock and Tim Piper

Homeowners Present: Patricia Rose

KMC Staff Present: Chuck Sosbe (property mgr)

1. Minutes
 - a. September s minutes submitted for approval
 - b. Board reviewed and approved Septembers minutes as written
 - c. Bob motioned to approve minutes
 - i. Ron seconded motion
 - ii. Vote 6 yes
 - d. Donna to send out minutes to board and Chuck from KMC
2. Homeowner concerns
 - a. Covenant violations
 - i. Concerned with violations not being sent out
 - ii. Sees same violation over and over no changes being made (ex. Missing screen on porch, trash cans, trees making sidewalks impassable, and shutters)
 - iii. Board informed homeowner violations are going out
 - b. Landscaping
 - i. Homeowner has been a volunteer in landscaping project
 - ii. Homeowner acting as a liaison between board and landscape co.
 - iii. Homeowner is currently managing install project
 - iv. Homeowner has informed board of progress
 1. Still waiting on 6-8 more trees
 2. Stakes to be pulled out of mounds at entrance (Paddock rd)
 3. Serviceberry to be trimmed back
 4. 1 year warranty on all plantings
3. Financial Report
 - a. Current report per Treasurer shows in red due to landscape project that is without moving money from reserve accounts to cover cost.
 - b. Reserve account has \$23,000
 - c. Money in reserve allotted for projects
 - d. Chuck to check into concerns on report
 - i. Nicks Lawncare \$2600 mulch (this did not happen)
 - ii. Casi invoice 5/22/13 \$244.53 pd 10/22/13
 - iii. McDaniel bill why has not been paid
 1. Waiting on paper work per Chuck

- e. Chuck informed board that there was an error and Wakefield HOA was invoiced for another HOA's bill (Living Green) this was reversed and should show on December's financial report.
- f. Chuck to check with Wakefield West on financial contributions if they would be willing to contribute to projects
 - i. 50% of Bargersville Utilities (water bill irrigation system)
 - 1. Bob motioned to ask above
 - 2. Ron seconded motion
 - 3. Vote 6 yes
 - ii. 50% of Landscaping project costs
 - 1. Bob motioned to ask above
 - 2. Angie seconded motion
 - 3. Vote 6 yes
 - iii. Contribute to all major common area improvements
 - 1. Bob motioned to ask above
 - 2. Angie seconded motion
 - 3. Vote 6 yes
- 4. Common Area Maintenance
 - a. Lighting fixtures at entrance of Smith Valley
 - i. Bids submitted were unclear
 - ii. Chuck to get clarification on bids
 - iii. Bids should be based around HBLED 13A Fixture
 - b. Landscaping
 - i. Contracts need rebid for 2014 season
 - ii. Do not allow Beutilawn to bid on contract
 - c. Ponds
 - i. Contract needs rebid for 2014 season
 - 1. Chemical treatments
 - ii. Board has been approached about allowing muskrat removal done on smaller pond between houses
 - 1. Muskrats tear up pond
 - 2. Aggravate erosion issues
 - 3. Live in cat tails
 - 4. Professional can safely trap and remove at no cost to HOA
 - 5. Kate motioned to allow professional to do this
 - a. Bob seconded motion
 - b. Vote 6 yes
 - 6. Kate to get professional access to lake
- 5. ACC
 - a. No new committee concerns
 - b. Board discussed if ACC committee member submits acc if whole board needs to review
 - c. Tabled discussion to later time

6. Covenant Committee
 - a. Informed board violation letters are going out
 - b. Committee working with Chuck on this process to make sure he knows what board is looking at and has concerns with
 - c. Discussion of maintenance of lot? dead trees
 - i. Bob motioned to table this discussion to later time
 - ii. Tim seconded motion
 - iii. Vote 5 yes 1 left
7. New Business
 - a. Walking path upgrades
 - i. Bids received were not complete in total area needed to upgrade
 - ii. Chuck to get with vendors to rebid with correct square footage
 - b. Wall Sealing
 - i. Chuck to see when wall installed per documents received and check with vendor or contract to see when needs to be sealed
 - ii. If wall needs to be sealed Chuck to get bids
 - c. Future goals for common spaces
 - i. Upgrade playground
 - ii. Basketball goals (Potomac Park)
 - iii. Covered Shelter (Potomac Park)
 - d. Chuck to get estimates on all above items also see if there is a company that can help design or suggest park renovations
 - e. HOA insurance
 - i. Policy needs reviewed and rebid for 2014 season
 - ii. Chuck to oversee this item
 - f. No soliciting signs
 - i. Previous boards looked into this item
 - ii. Spoke to other neighborhoods that have them and was informed does no good
 - g. 2014 dues increase or remain same
 - i. Table discussion to next meeting once we have a better look at financials and can review bids for services needed
 - h. 300 feet of hose and waders from previous board brought to current board
 - i. Tim motioned to donate hoses to CGBFL
 1. Angie seconded motion
 2. Vote 4 yes 2 left
 - ii. Tim motioned to donate wader to professional removing muskrats
 1. Angie seconded motion
 2. Vote 4 yes 2 left
8. Next meeting December 9th, 2013
9. Meeting adjourned