

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

September 23, 2013

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

Homeowners Present: No Homeowners present

Vendors Present: Suzi Denton (Rays Trash Service)

KMC Staff Present: Chuck Sosbe (new property mgr.) and Kevin Patterson (previous property mgr.)

1. Vendors

- a. Rays Trash Service presented
- b. 85% of Wakefield needed to receive good rate
- c. 90-120 days individual turn around better to go through management company and have built into HOA dues.
- d. If go through Mgt. Co. rate will be even better.
- e. Rays been in business since 1965 over 500 employees
- f. Rear loader, available large pick up, shred days, demo days, sell mulch, and street cleaning available
- g. Pick every day except Christmas and New Years
- h. Reg. mo. Charge \$13.50
 - i. Individual (85% rcv'd) \$9.50 plus toter fee
 - ii. HOA monthly rate \$9.25
 - iii. 11% surcharge for fuel
- i. Multiple sizes of toters available
- j. Recycling \$2.50 monthly
- k. Could be billed individually if needed
- l. HOA can call in and stop trash service if through HOA mgt. co.
 - i. Would be done for non- payment of HOA dues or owes for court
- m. Angie motioned to have Kate put on website above info
 - i. Tim seconded motion
 - ii. Vote 6 yes

2. Minutes

- a. August Minutes submitted for approval
- b. Board reviewed , made corrections and approved August minutes
- c. Angie motioned to approve minutes with the above stated corrections
 - i. Ron seconded motion
 - ii. Vote 5 yes 1 abstain
- d. Bob Motioned to send minutes more than 24 hours in advance so we can review prior to meeting.
 - i. Ron seconded motion

- ii. Vote 6 yes
 - iii. Donna to send out minutes prior to meeting for review then corrections will be made at meeting.
 - e. Copy of minutes will go to Chuck and Kevin at KMC until further notice (during property mgr change)
- 3. Homeowner Concerns
 - a. No new concerns addressed
 - b. Readdress old concerns later in minutes
- 4. Common Area Maintenance /Improvements
 - a. Waiting on itemized bids for landscaping from Nicks Lawncare and Hales
 - b. Chuck to contact Nicks and have them get quote
 - c. Kyle (Hoosier Irrigation) readjusted heads
 - d. Estimate needed for bike path from Sutton Rd. to last of Wakefield Estate towards Wakefield Rd.(for repair and reasphalt)
 - e. Aquatics is treating for cat tails in ponds
- 5. Financials
 - a. \$11,000 under budget through August 2013
 - b. Moved \$10,000 into reserve per recommendation of Accountant @ KMC
 - c. Roughly \$7000.00 still in delinquencies owed
- 6. Covenant/ARC updates
 - a. Covenant letters are going out for covenant violations
 - b. ARC committee noticed Permit sign hanging up on window of house this is for basement work being done
- 7. Meeting dates 2013
 - a. October meeting -----October 28
 - b. November meeting ---- November 18
 - c. December meeting ---- December 9
 - d. Meeting changes are due to holidays and end of year business
 - e. White River Trustees Office
- 8. Meeting adjourned