

Wakefield HOA Annual Meeting
White River Trustees Office

January 27, 2014

2013 Board Present: Bob Rose, Kate Rhoten, Donna Vaught, Ron Pitcock

2013 Board Not Present: Tim Piper

KMC Staff Present: Chuck Sosbe (Wakefield property mgr.)

Others: Dan Moriarty (Real Estate Broker) and Sgt. Barnhart (Johnson County Sheriff)

Introduction of 2013 Wakefield HOA current board members and KMC property mgr., Chuck Sosbe. Board went over their current responsibilities and commitments on the board (positions and/or committees).

Real Estate Broker (Dan Moriarty)

*32 years experience across 6 states

HOA opinion among buyers

- * equal yeah or nah when determining where to buy
- * want fair & equal covenants
- * look for community and neighbor type of feeling
- * more affluent homeowner is less likely to want an HOA
- * look for good neighbors and want HOA to perform as such

State of Real Estate (White River Township)

- * Currently on a 4.5 – 5.2 average months on market
- * market improved in area from 2011 (7-10.6)
- * 6 month average neither buyer or seller market
- * below 6 month seller market above 6 buyer market
- * Wakefield's HOA is not keeping buyers away

How to keep Investment

- * Perform normal maintenance
- * keep property looking pretty and inviting
- * HOA to maintain common areas and make inviting
- * Be good neighbors

Sgt. Barnhart (Johnson County Sheriff)

- * Handed out crime watch flyers
- * Johnson County Sheriff's have website and facebook site for crimewatch
- * Johnsoncountysheriff.com
- * Homeowners can sign up on Nixle to receive alerts
- * lock vehicles and keep valuables out of car or at least out of sight
- * make sure garage doors are being shut
- * make sure outside lights on garage are working and/or on
- * install motion sensors or motion sensor lights on spotlights around house, especially dark sides of house
- * consider a surveillance system over alarm company cost effective
- * watch out for neighbors
- * report anything strange or out of ordinary
- * non emergency number 736-5155
- * unmarked cars officers must be in full uniform to make traffic stop

Accomplishments

- * Switched management companies at huge savings & better service
- * Switched Lawncare company to Nick's receiving better service
- * Removal of dead and/or diseased trees
- * Trimmed trees
- * Replaced landscaping and updated landscaping
- * Replaced irrigation system along Smith Valley
- * Wakefield West contributing to minor projects

Future Projects

- * Looking at replacing or upgrading walking path
- * Upgrading playground equipment
- * Adding Shelter house at Potomac Park

- * Adding Basketball court at Potomac Park
- * Adding irrigation system along Paddock rd Large Pond
- * continuing with landscaping upgrade
- * maintenance of walls
- * ? Community pools
- * Homeowners present asked to rate 1-5 project wish list
basketball ct, walking path, pool, upgrade park, shelter house

Financial Update

- * Financials are always available on website
- * Budget shows 100% income accounted for
- * Middle column of budget is actual expenses, not forecast
- * 2013 ended with \$9963 operating cash
- * \$33,914.45 reserve account
- * \$2932 in money market account

Input from Homeowners

- * Would love to see wildflower fields with benches and bird houses
- * Do not like the ideal of community pools
- * Would like to know where West begins and what is going on with covenants in that area

Nominations taken from floor

- * (Quorum meet) 28 homes represented tonight
- * 7 board members total for 2014
- * 3 positions up for election
 - *Patricia Rose
 - *Rob Souchon
 - *Steve Pappas
- * minute speeches from nominees
- * 3 nominees and 3 positions up for election no vote needed
- * New 2014 board members
 - *Patricia Rose
 - *Rob Souchon
 - *Steve Pappas

Future meetings to be determined check website for details