

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

December 9, 2013

Board Members Present: Bob Rose – President, Angie Wall – Vice President (left at 6:20pm), Kate Rhoten – Treasurer, Donna Vaught – Secretary, At Large Members Ron Pitcock and Tim Piper

Homeowners Present: No homeowners present

Kmc Staff Present: Chuck Sosbe (property mgr.)

1. Minutes
 - a. Novembers minutes submitted for approval
 - b. Board reviewed and approved with changes agreed upon at meeting
 - c. Angie motioned to approve minutes with noted changes
 - i. Ron seconded motion
 - ii. Vote 6 yes
 - d. Donna to sent out minutes to board and Chuck from KMC
2. Homeowner concerns
 - a. No homeowners present
 - b. No concerns presented to board through any forms of communication
3. Common areas maintenance
 - a. Nick's Lawncare expressed concern of invoices not paid
 - i. Chuck verified they have not been paid
 - ii. 3 total invoices in question
 - iii. Last noted payment 10/17/13 ck #4549 \$8795
 - iv. Board concerned about breakdown of monies on this bill
 - v. Chuck to check into
 - vi. Chuck informed board Nick's is not sending hard copy of bill to main office
 - vii. Chuck to address this issue with Nick's
 - b. Suggested to board to trim trees around power line to avoid further problems and cost
 - i. Bob motioned for board to spend \$175.00 and trim trees around power lines
 - ii. Ron seconded motion
 1. Vote 5 yes 1 absent
 - c. Swale along Smith Valley Rd between Paddock rd and Sutton entrances
 - i. Chuck still waiting for county to finish review and get back with him
 - ii. Board having Chuck check into since issues after Smith Valley widened

- d. Trees
 - i. Several trees in Wakefield have been marked with ribbons indicating they will be getting trimmed by county.
 - ii. Board is not involved with this project
 - iii. Any costs are associated with County and homeowners
- e. Pond maintenance
 - i. Allocated in budget \$2700.00 for maintenance
 - ii. Quotes received by 3 companies
 - 1. ASAP
 - a. Quoted \$2900.00
 - 2. ASI
 - a. Quoted \$1900.00
 - 3. Leistner
 - a. Quoted \$1885.00
 - iii. Chuck to see if he can get any of the companies to match bids
 - iv. Cat tail quotes needed
- 4. Financial Report
 - a. Currently Wakefield Hoa Bank Account
 - i. Checking shows \$20,439.00
 - ii. Reserve shows roughly \$34,000
 - iii. \$1000.00 less in delinquency than previous month
 - b. Kate proposes for 2014 budget using 80-85% of incoming dues to base budget off of.
 - i. Bob motioned above
 - 1. Ron seconded motion
 - 2. Vote 5 yes 1 absent
- 5. ACC
 - a. No new issues or concerns
- 6. Covenant Concerns
 - a. Mold letters
 - i. Good response from homeowners most did not realize and will take care of a.s.a.p.
 - ii. Due to weather Mold/dead trees put on hold until weather warms up
 - b. Chuck went over process he is working with
 - i. First notice
 - ii. Second notice after 2 weeks
 - iii. Final notice after another 2 weeks
 - iv. Sent to attorney after another 2 weeks
 - v. Chuck would like to clarify last step
 - vi. Board has asked Chuck to send to board for review before sending to attorney
 - c. Chuck to send board Covenant violation list

7. New Business

- a. Upcoming Annual/Election meeting
 - i. Chuck to send copy of proxy for board review
 - ii. Chuck to book Jan 27th at CGMSN LGI room 6-8 pm
 - iii. Board to determine how many spots up
 - 1. Current board has 6 members of these members only one up for reelection
 - 2. Board must have minimum of 3 members with max of 9 members per covenants
 - 3. Current board would prefer to have odd number to prevent ties
 - 4. Tim motioned to fill 2 spots making the total count of 7 board members
 - a. Bob seconded motion
 - i. Vote 5 yes 1 absent
 - iv. Chuck to send out notification of meeting no later than Jan 13th
 - v. Board to put together project wish list for homeowners to mark as yes or no they would like to see this done
 - 1. Basketball goals
 - 2. Upgrade walking path
 - 3. Upgrade playground equipment
 - 4. Shelter house at park
 - vi. Board to have meeting to finalize budget and agenda for annual meeting Jan 9th
 - b. Pond irrigation system
 - i. Quote of \$4500.00
 - ii. Water to come from pond
 - c. Overseed & aerating
 - i. 109,000 sq ft
 - ii. Quote of \$4569.00
 - d. Main pond
 - i. Question of restocking pond
 - ii. Chuck to get quotes of fish to stock pond
 - iii. Re visit this issue in spring
8. Next meeting Jan 9th
9. Meeting adjourned