

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

January 9, 2014

Board Present: Kate Rhoten – Treasurer, Bob Rose – President, Donna Vaught – Secretary, Tim Piper – At Large member (Vice President resigned after December meeting)

Board not present: Ron Pitcock – At Large member

Homeowners Present: no homeowners present

Kmc Staff Present: Chuck Sosbe (property mgr.)

1. Minutes
 - a. Donna to send out minutes for December and this meeting through email
 - b. Board to review and approve minutes online via email
2. Updates from Chuck
 - a. Waiting on insurance quotes
 - b. Weather keeping county from looking at swale on Smith Valley
 - c. Leistner Aquatic Services lowered their quote to \$1800.00
 - i. Bob motioned to accept them as pond maintenance
 - ii. Tim seconded motion
 - iii. Vote 4 yes 1 absent
 - d. West did not agree to helping to contribute to general maintenance of common areas
 - i. Bob motioned to send request for West to contribute to monthly water bill for irrigation along Smith Valley, replacement of lighting fixtures along entrances and up keep of Wall (example sealing of wall)
 - ii. Kate seconded motion
 1. Vote 4 yes 1 absent
 - iii. Chuck to send email to West President
 - e. Chuck received quote from Kinectic Recreation to add swingset to existing playground
 - i. \$2672.00
 - ii. No increase to insurance for swingset

3. General

- a. Bob asked Kate to get Wakefield Hoa info from Vice President turned over to board
- b. Chuck to check with Tanner(attorney for Wakefield) to get current updates on any cases Wakefield has with his office.
- c. Discussed expectations of Kirkpatrick and Chuck as we proceed into the future.
 - i. Would like to see maintenance broken down into further categories on budget
 - ii. Would like to see quicker responses with quotes
 - iii. Would like to see more consistant documentation
 - iv. Violations and letters to stay consistent

4. Annual Meeting

- a. Switch location to White River Township Trustees Office (free to HOA)
- b. 3 Positions will now be up for election (since recent resignation)
- c. Add to nomination form to uphold the covenants and bylaws
- d. Change address on proxy form
- e. Budget actually has to show 100% of all income not 80-85% like we would like with a \$0 balance under 2014 proposed surplus because we are a non for profit organization
- f. Board would like money put into bad debt category for those delinquencies we will not be able to recover
- g. Kate to make changes to budget and send out for final review
- h. Agenda for annual meeting
 - i. Have a Sheriff to discuss crime
 - ii. Have a Real Estate agent there to discuss state of Wakefield
 - iii. Introduce Board members
 - iv. Board Accomplishments
 - v. Future improvements
 - vi. Vote
 - vii. Results
- i. Donna to make copies of agenda and wish list for future projects
 - i. Bob motioned to have Donna go to Kinko's and get 75 copies of each and to spend no more than \$200.00
 - ii. Tim Seconded motion
 - iii. Vote 4 yes 1 absent

5. Next meeting annual meeting on January 27th, 2014

6. Meeting adjourned