

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

March 18, 2014

Board Present: Kate Rhoten- Treasurer, Steve Pappas – Vice President, Donna Vaught – Secretary, At- large members Rob Souchon, Tim Piper, and Patricia Rose.

Board Not Present: Ron Pitcock – President

Homeowners Present: no homeowners present

KMC Staff Present: Chuck Sosbe (property mgr.)

1. Minutes
 - a. Minutes were reviewed that Patricia presented
 - b. Patricia noted that minutes are not complete. Tape recorder stopped and did not realize so minutes go to end of recording.
 - c. Kate motioned to approve minutes with changes noted by Patricia.
 - d. Patricia seconded motion
 - i. Vote 5 yes 1 absent 1 abstained
 - ii. Minutes approved
 - iii. Patricia to send out minutes for February to Board
2. Common Area Maintenance
 - a. Entry Way lights
 - i. Repair or replace fixtures at Paddock Entrance & Sutton Entrance.
 - ii. Estimates received from CEC at previous meeting
 - iii. Board electing to go with CEC to replace existing fixtures
 1. Patricia motioned to except Option 1 from CEC with good standing on BBB and Angie's list.
 2. Kate seconded motion
 - a. Vote 6 yes 0 no 1 absent
 - b. Lights approved to replace

- b. Island at Paddock Rd/Smith Valley entrance
 - i. Island very dark at night? Unsafe.
 - ii. Board to check on installing street light on island
 - iii. \$10.05 to rent pole plus electricity
 - iv. Installation and pole included at no additional cost
 - v. Rob motioned to install street light on island
 - vi. Patricia seconded motion
 - 1. Vote 6 yes 0 no 1 absent
 - 2. Motion approved
 - 3. Rob and Patricia to meet to determine best spot to install
 - 4. Rob to check with Google map to search street lights in our subdivision
 - 5. Chuck to contact Duke energy to have light installed.
- c. Walkways resurfaced
 - i. Recommendation is to fill and reseal existing pathway not tear out and redo.
 - ii. Proposal from Young & Sons
 - 1. Mill & Patch 6435.00
 - 2. Crack seal 615.00
 - 3. Seal coat 4592.00
 - iii. Proposal from FE Harding
 - 1. 22,408.00 to perform all 3 above
 - iv. Board reviewed and is further looking into Young & Sons
 - 1. Board would like Chuck to get 2 locations of customers so we could go look at job performed and obtain references.
 - 2. Kate motioned that if we go with pathway project to go ahead and complete all the way to Wakefield Rd. not just to part Wakefield Estate section owns.
 - 3. Patricia seconded motion
 - a. Vote 6 yes 0 no 1 absent
 - b. Motion approved to Wakefield Rd.
 - v. Board would like Chuck to obtain another bid to match Young & Sons specs
- d. Play ground replacement/upgrade and Shelter
 - i. Board tabled

- e. Entry Walls
 - i. Humble Concrete (317-450-7790) will conduct assessment on walls to see if anything is needed at this time.
 - 1. Patching
 - 2. Sealing
 - ii. Steve Pappas to meet with Jeff Humble end of March to go over his findings
 - iii. Steve to forward info to Board
 - f. Irrigation Pond
 - i. Along Paddock Rd. by large pond
 - ii. Water to come from pond
 - iii. System to cost roughly 4600.00
 - iv. Duke estimates \$400.00 for wiring electrical to run pump
 - v. Patricia motioned to proceed with Irrigation system along Paddock Rd. (large pond)
 - vi. Kate seconded motion
 - 1. Vote 6 yes 0 no 1 absent
 - 2. Motion approved to proceed with project
 - g. Order of preference of Projects listed above
 - i. Lights at entrances (safety issues/ appearance)
 - ii. Irrigation Pond (already in budget)
 - iii. Entry walls sealed (preventative)
 - iv. Walkways resurfaced/repared (safety /preventative/appearance)
 - v. Play ground upgrades
3. Financial Report
- a. Discrepancy on report
 - b. Kate to review with Accountant at KMC
 - c. Kate would like report to spell out who actually paid
 - d. Nick's Lawn Care billed for mulch per previous reports, Nick states they did not bill.
 - i. Kate and Donna to review previous documents to further determine.
 - ii. Will follow up at next meeting
 - e. 2013 outstanding dues currently down to \$6542.50

4. ACC
 - a. Homeowner presented to committee about wanting to put shingles on bay window instead of copper roof.
 - b. Committee denied request.
 - c. Committee member submitted ACC for approval by whole board to install sidewalk (pathway) in front yard.
 - d. Kate motioned to approve acc.
 - e. Patricia seconded motion
 - i. Vote 5 yes 1 abstain 1 absent
5. Covenant Enforcement Committee
 - a. Patricia reports that the report from KMC not accurate
 - b. KMC to make report correct then Patricia will present to board findings
6. New Business
 - a. Kate to add "Thank you to homeowner for snow removal at entrances" on website
 - b. Patricia to send a monthly " covenant did you know " to add to website
 - c. Patricia motioned to board to purchase recorder for board business not to exceed \$75.00
 - d. Tim seconded motion
 - i. Vote 5 yes 1 no 1 absent
7. Next meeting April 21, 2014 at White River Trustees Office
8. Meeting adjourned