

Wakefield Hoa Board Meeting
White River Trustees Office
6-8pm

April 21, 2014

Board Members Present: Ron Pitcock – President, Steve Pappas – Vice President, Donna Vaught – Secretary, At- Large members – Tim Piper, Rob Souchon and Patricia Rose.

Board Members Not Present: Kate Rhoten – Treasurer

Homeowners Present: Angie Wall

Kmc Present: Joe Winship and Chandra Baker (new property mgr.)

1. Kmc update
 - a. Chuck Sosbe no longer property manager he has been replaced by Chandra Baker.
 - b. Chandra Baker has background in property management. She has taken care of properties with 600 units before.
2. Minutes
 - a. Board reviewed minutes for March
 - b. Donna to make changes
 - c. Tim motions to approve minutes with changes made.
 - d. Steve seconded motion
 - i. Vote 6 yes 1 absent
 - ii. Donna to send out minutes with changes to board and KMC
3. Homeowner concerns
 - a. Time frame for projects
 - i. Homeowner informed currently have approved lighting at Smith Valley/Paddock Entrance and Irrigation around big pond on Paddock rd.
 - ii. Walkway on hold for complete estimates to compare.

- b. Covenant concerns
 - i. What constitutes weed control violation
 - 1. Homeowner informed at least half of the yard needs to be affected by weeds
 - 2. If the above is noticed homeowner will receive a violation.
- 4. Common Area Maintenance
 - a. Lights at entrance
 - i. Board previously approved installing lights at entrance
 - ii. Kmc would like signed proposal by president of HOA
 - iii. Kmc then will schedule and check all docs, certification, and insurance
 - b. Irrigation at Pond
 - i. Procedure for installing irrigation
 - 1. Electrician to install meter base supplied by Duke
 - a. Breaker box/disconnect needed 220v for pump and 120v for timer
 - b. County to inspect meter base for code before calling Duke
 - 2. Duke Energy to install Junction box
 - a. Located at Gainsway Dr & Paddock Rd. southeast corner by streetlight. They will bore under street to reach the meter base and breaker box located near pond
 - b. Timeline 2-3 week time from to connect power
 - c. Cost \$220.00
 - d. Contact person at Duke Jesse Johnson (736-2018)
 - 3. Hoosier Irrigation to install irrigation

- a. Will install once all above done
 - b. Rough cost estimate \$5000.00
 - c. Industrial heads why increase in price from previous estimates.
 - ii. Chandra to get 2 estimates from electricians
 - iii. Ron motioned to approve project at cost of 6500.00 which include irrigation system, electrical work, and Duke installation
 - 1. Tim seconded motion
 - 2. Vote 6 yes 1 absent
 - iv. Hoosier Irrigation will give discount again if 8-10 houses want irrigation systems
 - v. Board to watch emails for final vote
- c. Nicks Lawncare
- i. \$2300.00 charge from previous month
 - 1. Octobers 2013 financials actually shows \$2620.00 not \$2300.00
 - 2. Invoice # 4549
 - 3. Chandra to follow up on
 - ii. Re seeding front entrance
 - 1. Re seeding of front entrance along Smith Valley needed
 - 2. Bid submitted by Mike (sub contractor of Nicks)
 - 3. Chandra to check on exact relationship of Mike and Nicks Lawncare.
 - 4. Chandra to obtain more bids on re seeding
- d. Street lights
- i. Board previously misinformed by Chuck from KMC about cost of street lights
 - ii. Chandra found out that street lights will actually cost to install not free like were originally told.
 - iii. Lights actually cost \$26.00 a month
 - iv. Rob motioned to postpone install of street light on island at entrance until further costs have been evaluated.
 - 1. Patricia seconded motion

2. Vote 6 yes 1 absent
 - v. Chandra to check with Duke ask them if they are thinking about upgrading fixtures because we are thinking about adding more in.
- e. Misc. maintenance
 - i. Chandra to check with and keep on top of county regarding Swale
 - ii. Entrance walls final bill was received on 5/2010
 1. Seal on walls still good
 2. HOA should have at least another 3-4 years before needs resealing
5. Financial Report
 - a. Treasurer not present today for meeting
 - b. Treasurer informed board financial report is available on Website if need to
6. New Business
 - a. Window Genie willing to offer discount and go on Website to offer services for power washing and window cleaning
 - b. Window Genie contact Mike (414-4772)
 - c. Steve put together template for contracts for further bids to use for consistency.
 - d. Kate to add to website reminder about no motorized vehicles on walking path @ park
7. Next meeting May 19, 2014