

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

June 16, 2014

Board Present: Ron Pitcock – President, Steve Pappas – Vice President, Kate Rhoten- Treasure , At- large members Rob Souchon, Tim Piper, Patricia Rose, and Angie Wall.

Board Not Present: Donna Vaught – Secretary

Homeowners Present: No homeowners present

KMC Staff Present: No KMC Staff present

1. Minutes

- a. Questions were raised if the changes to the April minutes were completed. These changes need to be verified with Donna.
- b. Minutes from May were reviewed that Angie presented
- c. Ron motioned to approve minutes with changes noted by board members.
- d. Kate seconded motion
 - i. Vote 7 yes, 1 absent, 0 abstained
 - ii. Minutes approved

2. Financial Report

- a. Since last meeting, \$2300 in fees had been received
- b. Kate will be requesting a breakdown of which homeowners have paid there 2014 dues from the Accountant at KMC
- c. Kate will be requesting a breakdown of which homeowners have unpaid 2013 dues from the Accountant at KMC
- d. Kate will review the delinquency policy to see when unpaid homeowners should be moved to an attorney for collections.

3. Common Area Maintenance

- a. Irrigation Pond
 - i. Ron updated board - CEC Matched Low Bid to install meter base.

- ii. Meter base has been installed along Paddock Rd. by large pond
 - iii. CEC requested address to be put on the meter permit
 - 1. Ron will update CEC with KMC address to be put on permit
 - iv. Ron updated board - Hoosier Irrigation will be waiting to install pipe till Duke has finished the boring for the electrical run
 - b. Entry Way lights
 - i. Ron updated board - Lights have been installed at Paddock Entrance & Sutton Entrance.
 - ii. Additional lights will be replaced that point to the entry columns. No additional charge from CEC for additional lights
 - iii. Patricia will be contacting Denison to ask about replacing lighting at entry from Morgantown Rd.
 - iv. Patricia will also be asking Denison about the fencing that is falling down on the entry from Morgantown Rd.
 - c. Island at Paddock Rd/Smith Valley entrance
 - i. Patricia updated board - Patricia met with Duke to pin point the location for the new island light
 - ii. Duke will be updating KMC with lighting options and costs. KMC should receive this updated within 30 days from the meeting with Patricia
 - d. Nick's Landscaping
 - i. Ron updated board - Nick will be replacing the landscape grasses that have died since being installed last year
 - 1. 94 grasses will be replaced
 - 2. The grasses are on order from Brehob and will be installed once they are delivered to Nick
 - ii. Patricia update board - Patricia spoke with Nick about common areas that not been completed with mowing, weeding, or mulching. Nick said he would take care of all the areas
 - 1. Patricia had created a list of all the areas that she sent to Nick. Patricia will forward this list to Ron
 - 2. Ron will be reviewing the list and speaking to Nick about the issues

4. New Business

- a. KMC resigned from Wakefield HOA

- i. Angie will be contact potential management companies to begin the interview process
 - ii. All HOA board will be interviewing the recommended management companies on June 30, 2014 being at 6pm
 - b. Patricia motioned the board to request the paper files from KMC.
 - i. Kate seconded the motion
 - ii. All Approved the motion
- 5. ACC
 - a. ACC request for Briscoe had been approved by the entire board
 - b. House of Sutton had trim on garage door replaced and painted. ACC request was submitted, but paint color for trim was not specified. Mary from KMC was asked to request the color on the trim, but no answer from Mary or homeowner.
 - i. Steve to contact Mary about Trim and about ACC request not being approved. A letter needed to be sent to homeowner to halt work until approval was received.
- 6. Covenant Enforcement Committee
 - a. Patricia and Angie are working to straighten out the violation list
 - i. Patricia will be contacting Chandra about not going with them on the drive thru. Patricia and Angie will be updating list and sending the letter requests to Chandra to send out.
 - b. Kate will be contact Chandra to request all paper files from KMC
- 7. Next special meeting June 30, 2014 at White River Trustees Office to interview potential management companies
- 8. Next meeting July 21, 2014 at White River Trustees Office
- 9. Meeting adjourned