

Wakefield Hoa Board Meeting
Trustee's Office

May 19, 2014 @ 6:00 pm

Attendees:

Board Members: Ron Pitcock –President, Steve Pappas – Vice President, Kate Rhoten – Treasurer, At – Large Members Rob Souchon and Patricia Rose

Board Members not present: Donna Vaught and Tim Piper

Homeowners: Angie Wall, Mike Kossick, Steve Briscoe and Pam Rockwell

KMC Present: Chandra, Joe Winship and Kevin Patterson

1. Meeting called to order by Ron at 6:05pm

2. Minutes

- a. Board reviewed minutes for April
- b. Angie notated changes for Donna
 - i. Patricia to review recording regarding covenant concerns on weed control
- c. [REDACTED] motioned to approve minutes with noted changes
- d. [REDACTED] seconded motion
 - i. Vote 4 yes (Ron, Rob, Steve, Patricia) 1 abstain (Kate)
 - ii. Donna to send out minutes with changes to board and KMC

3. Financial Report- Kate

- a. Will need to pull money over towards end of the year
- b. We are over budget on a couple areas
 - i. Need to watch landscaping and anything coming in from Nick's
- c. Kate to verify mulch/edging invoice contract shows \$2300, but invoice paid was \$2620, what should it be
 - i. Patricia motion to let the above referenced invoice" be" (resolved) if already paid, based on past performance and "stepping up to plate"
 - ii. Kate seconded
 - iii. Vote 5 yes (Rob, Ron, Patricia, Kate, Steve)

d. Seeding and Aeration cannot be done –Tru Green (West’s Vendor) mistakenly treated our areas

4. Patricia motioned to accept Angie Wall to board

Ron seconded

Vote 5 yes (Steve, Rob, Kate, Ron, Patricia)

5. Homeowner concerns

a. Mike Kossick concerned about the Comcast boxes being replaced and the gravel/rocks and dirt still needing back filled

i. Chandra stated she spoke with Comcast and they will not be removing the old/existing boxes, if we want removed will cost \$75/each

ii. Kate to call Comcast on behalf of the board

Kate left meeting early due to prior engagement

b. Steve Briscoe (441 Thoroughbred) came to discuss his ACR for fence and why it was denied while there are several other homes with fences off the third car garage

i. Patricia motioned for the entire Board to review the ACR and actually look at the property and vote with a response for the homeowner by Thursday

ii. Rob seconded

iii. Vote 5 yes (Ron, Steve, Rob, Patricia, Angie)

c. Pam Rockwell concerned about ordinance of parking on the street and covenant violation for firewood

i. board expressed that the ordinance was enforced by the county, the HOA board has nothing to do with it

ii. Patricia addressed firewood issue and wasn’t sure why she would have gotten a letter if it was in fact stacked neatly, in the future pictures are going to be taken of all violations to alleviate this issue

6. Common Area Maintenance

a. Electrician bids (4) for pond irrigation

i. Rob motioned to accept CEC bid if they will come down to \$1100, if they will not we go with Hughes (after checking references)

ii. Patricia seconded

Vote 5 YES (Steve, Rob, Ron, Patricia, Angie)

b. Entryway light update

i. they will be starting on the project Thursday

c. Street light on island Paddock Entryway

i. Chandra and Patricia to meet with engineer for street light to discuss pricing, location, style, etc. and get correct estimate and monthly cost- date and time TBD

7. New Business

a. Patricia motioned that minutes be submitted 10 days prior to meeting for review and final approval at board meeting

b. Ron seconded

Vote 5 YES (Ron, Steve, Rob, Patricia, Angie)

i. Angie to send out board/KMC "TO DO" list within 48 hrs after board meeting