

Wakefield HOA Board Meeting
White River Township Trustees Office
6:30-8:30 pm
Updated Dec 15, 2014

November 17, 2014

Board Present: Ron Pitcock – President, Steve Pappas – Vice President, Kate Rhoten – Treasurer, Rob Souchon - Secretary, At-Large Members - Angie Wall, Bob Pruim, Kim Duffie, and Karen Ross

Board Not Present: At-Large Member - Tim Piper

Homeowners Present: 5 homeowners present

Crestwood Management Present: None

1. Minutes
 - a. Minutes from October were reviewed that Angie presented
 - i. Bob motioned to approve minutes with changes noted by board members.
 - ii. Steve seconded motion
 - iii. Vote 8 yes, 1 absent
 - iv. Minutes approved
2. Open Floor for Homeowners
 - a. Homeowner asked for an update on added Christmas Decorations to the neighborhood entries along Smith Valley Road.
 - i. Ron answered that the board would be adding some decorations, but exactly what decorations had not been decided yet.
 - b. Homeowner asked for an update on repairing the entry lights that are out at Morgantown entry. Also asked if Crestwood had made contact with Denison about resolving light issue?
 - i. No update had been received from Crestwood. Steve volunteered to personally go to the Denison office to find out who the board can contact in regard to this issue. Steve will report back to the board.

- c. Homeowners (Pam Rockwell & Lyssa Briscoe) want to form a welcoming committee to hand out baskets when new homeowners move in. Thinking each basket will cost around \$20. Homeowners will bring details to January annual meeting.
 - i. Board would provide the new owners names and addresses to the welcoming committee
 - ii. Homeowners will also be looking into offsetting the costs of the baskets by using local vendor advertising.
3. Financial Report – Request Report by Kate
4. Old Business
- a. Irrigation Meter Box Landscaping
 - i. Nicks Landscaping quote received for landscaping around irrigation meter box.
 - 1. Quote includes mulch, 5 grasses, and labor.
 - 2. Quote Total \$375
 - 3. Installation would not be done till the spring
 - b. Contact for Denison regarding entry lights at Bancroft and Morgantown and maintenance of fence along east side of Sutton backyards
 - i. No update from Crestwood
 - ii. Steve volunteered to personally go to the Denison office to find out who the board can contact in regard to this issue. Steve will report back to the board.
 - c. Christmas Decorations for Entryway
 - i. Tim was absent from meeting
 - ii. Ron will speak to Tim to see if he had any information
 - iii. Ron will also contact Nick’s Landscaping to see if they could provide decoration, installation, removal and storage
 - iv. Board would like decoration to be installed by Dec 1st.
5. New Business
- a. Date and Location for HOA Annual Meeting
 - i. HOA Annual Meeting will be Monday January 26th at 6:30 p.m.
 - ii. No Update from Crestwood about contacting Center Grove Middle School to request the use of the school’s rooms

- iii. Ron will contact Southland Church about using the church.
Ron will report back on availability.
 - b. HOA Annual Meeting Agenda
 - i. Request was made to have a power point created to visually show what progress had been made this year
 - ii. Kate to provide financial information
 - iii. Steve to provide architectural information
 - iv. Board would like to provide a questionnaire on the website for homeowners to submit what improvements they would like to see the HOA Board work on 2015
 - v. Improvements would be presented at the HOA Annual Meeting in January
 - c. Committee to Amend Covenant and Architectural Guidelines
 - i. Kim presented letter to be sent to homeowners with the annual meeting mail notice to inform the homeowners about the committee and to request their participation. (See Letter Below)
 - ii. Steve will be heading up the committee.
 - iii. Kim and Karen will be assisting Steve
 - d. Updates to Website
 - i. Bob requested updates to the main page of the website.
Update the meeting information
 - ii. Kate mentioned the events section was up to date with meeting info, but the main page had not been updated
 - iii. Kate would like to provide other members that ability to update the website
 - 1. Kate will be granting James Duffie access to the word-press website to help with updating.
 - e. 2015 HOA Meeting Dates
 - i. Ron motioned that the 2015 meeting dates be set to the 3rd Monday of each month
 - ii. Angie seconded motion
 - iii. Vote 8 Yes, 1 Absent
 - iv. Motion Approved
6. Next meeting December 15, 2014 at White River Trustees Office
7. Meeting adjourned at 8:42 pm