

Wakefield HOA ANNUAL Meeting  
White River Township Trustees Office  
6:30-8:30 pm

January 19, 2016

**Board Present:** Ron Pitcock- President, Steve Pappas- Vice President, Karen Ross- Treasurer, Angie Wall-Secretary, Melanie Piper- At large, Rob Souchon- At large, Kim Duffie- At Large

**Meridian Management:** Tom Spencer and Sam LeSturgeon- property manager

1. Meeting called to order @ 6:38pm
2. Introductions of the current board
3. Introductions of Meridian Management
  - a. Tom Spencer- owner
  - b. Sam Lesturgeon – property manager
4. Welcome Committee- Pam Rockwell
  - a. Started about a year ago
  - b. showed example of welcome basket and samples of what is inside
5. Potomac Park Improvement
  - a. Expanded existing play area
  - b. Added baby swings, balance beams, shade bench and additional picnic table
6. Election- quorum met with 30 homeowners and/or proxies
  - a. Nominations from the floor
    - i. Steve Pappas
    - ii. Angie Wall
    - iii. Rob Souchon
  - b. Steve motioned to accept nominations from the floor
  - c. Ron seconded
  - d. Ron motion to approve 3 nominations
  - e. New board members elected
    - i. Steve Pappas
    - ii. Angie Wall
    - iii. Rob Souchon
7. Financial report- Karen  
**\*\*\*insert report slide here\*\***

8. 2016 Budget

***on website***

9. Homeowner Concerns

a. Bad debt

i. Approx \$500 write off 2015

b. HOA management fees- based per house

c. Homeowner requested that we post contact information for vendors that have been used by the board or other homeowners

10. Rules and Regs- Kim

11. 2016 Goals- Rob

a. Removal with stump grinding and replacement of 15 trees

12. Walking Pathway- Rob

a. Patch and reseal should get us another 10-15 years

13. Open to Homeowners

a. Steve Pappas

i. We (Wakefield HOA) participates in Johnson County committee for land use

ii. White River township has the largest population of any township in Indiana

iii. I-69 Project

***\*\*see proposed map on website \*\****

b. Homeowner(s)

i. the neighborhood streets are a mess

ii. Rental properties

14. Crime in Watch- Steve

a. [www.nixle.com](http://www.nixle.com) – sign up for notifications in area

Steve motioned to close the annual meeting

Ron seconded

Annual meeting adjourned @ 7:59pm

Next HOA meeting Tuesday February 16, 2016 @ 6:30pm @ Trustees office

- a. Minutes from October were reviewed.
  - i. Ron motioned to approve minutes
  - ii. Rob seconded motion
  - iii. Vote 6 yes, 1 absent, 0 abstained
  - iv. Minutes approved

2. Open Floor for Homeowners

- a. Debbie Weber

3. Financial Report- Karen

***(See report in Financial Report on website)***

- a. Dues increase for 2016 to \$300 (9.09%)
  - i. Ron Motioned
  - ii. Rob second
  - iii. vote 6 yes, 1 absent, 0 abstained
- b. Budget 2016 discussion
  - i. Karen to revise budget with discussed changes and increase in dues
- c. need to work on saving money for pathway repairs hopefully within 2 yrs.
- d. Rip rap will wait until next year
- e. Contracted expenses or items discussed in meetings don't need approved by Karen before paid
  - i. Karen Motioned
  - ii. Melanie seconded
  - iii. Vote 6 yes, 1 absent, 0 abstained

4. Meridian Management (MM)

- a. MM to send agenda 1 week before monthly meeting for changes
- b. MM to send annual meeting notice by December 19<sup>th</sup>
- c. MM to email annual meeting information drafts to board next week for changes
- d. MM to contact sheriff's dept and get numbers for neighborhoods in area

5. Annual Meeting

- a. Melanie to donate bottled water to annual meeting (4 cases)
- b. Kim and Melanie power point

6. Grounds Maintenance

- a. Mc Daniels tree service (\$2345)- 14 trees removal/grinding
  - i. Rob motioned to approve but not to exceed \$2345
  - ii. Kim seconded
  - iii. vote 6 yes, 1 absent, 0 abstained

7. New Business

- a. Tanner to meet with board on Feb 16<sup>th</sup> @ 7:30pm for 1 hour to go over new law changes as of July 2015
- b. Angie to send Tanner a copy of Rules and Regs draft for estimate on cost
- c. Angie scheduled all 2016 meetings for 3<sup>rd</sup> Tuesday of the month at Trustees office @ 6:30pm

8. Confidential minutes read

- a. Rob motioned to approve confidential minutes
- b. Melanie seconded
- c. Vote 6 yes, 1 absent, 0 abstained