Wakefield HOA Board Meeting

White River Township Trustees Office

6:30-8:30 pm

March 15, 2016

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

**Board No Present:** Angie Wall-Secretary, Dave Yount- At Large

**Meridian Managment:** Sam LeStourgeon- property manager

1. Minutes

a. Meeting minutes from Feb 2016 were not reviewed. Will review at April 2016 meeting

2. Open Floor for Homeowners- No homeowners present

3. Board President Ron Pitcock will be stepping down from the board after selling his home.

4. Financial Report- Karen

a. End of February

i. $35,951.33 in checking

ii. $18,956.42 in savings/ reserves

b. Concern that HOA is being charged a $12 monthly fee from the bank. Merdian announced all bank fees from Jan and Feb 2016 will be reimbursed. No additional fees should be incurred for our accounts.

c. Steve motioned to approve Financial Report as presented Seconded by Kim.

Vote 6 yes, 0 no, 2 absent

5.Insurance Coverage - Steve to contact Cherry Insurance

a. Ask insurance company if irrigation system needs to be added to policy.

b. Notify insurance company that signage has been added to the playground.

6. Common Area Maintenance

a. Potomac Park sign has been installed (Ron Updated)

b. Rental Management Status (Sam Updated)

1. Meeting notice available to go out to residence anytime

a. Board agreed notice would go out the week of March 21st

2. Meeting will be April 12th @ 6:30pm at the Mount Pleasant Christian Church Community Life Center

3. Tanner will be present at the meeting

4. Board agreed on letter and ballet that was created by Tanner and Sam

5. Sam will ask Tanner if residence in poor standing with the community are able to vote on the Rental Management

c. Ash Tree Removal

1. Contract is signed with McDanial's Tree Service.

2. Tree removal is waiting till spring when the trees bud out to verify the trees to be removed.

d. Pong Drain Erosion

1. Nick's Landscaping has quoted added Rip Rap to erosion area and cleaning up the brush around drain.

2. Wakefield HOA would like to share cost responsibilities with West HOA since pond is a HOA shared resource.

a. Ron will contact Eric from West HOA about sharing cost of repair.

e. Bargersville Water Plant Path Brush Clean up

1. Steve to contact Bargersville Water to ask about the cleanup responsibilities.

2. Steve to check if property belongs to HOA

f. Denison Fence and Sign on Morgantown Road

1. Kim to contact Denison and send pictures of damage to them

g. Landscaping Around Irrigation Pump on Pond

1.Kim motioned to move forward with fence and landscape installation in front of power meter for pond irrigation system.

2. Melanie seconded motion

3. Vote 6 yes, 0 no, 2 absent

7. New Business

a. 2015 Taxes

1. Steve motioned to approve tax documents as presented by Meridian Management.

2. Rob seconded motion

3. Vote 6 yes, 0 no, 2 absent

b. HOA President Nominations

1. Steve nominated Kim

2. Steve motioned for Kim to become the new HOA President when Ron steps down

3. Ron seconded motion

4. Vote 6 yes, 0 no, 2 absent

Next Meeting is the Special Rental Management Meeting on Tuesday April 12th @ 6:30 at Mount Pleasant Christian Church Community Life Center

Meeting Adjourned at 8:21 PM