Wakefield HOA Board Meeting

White River Township Trustees Office

6:30-8:30 pm

June 21, 2016

**Board Present:** Steve Pappas- Vice President, Angie Wall-Secretary, Dave Yount- At large, Rob Souchon- At large, Melanie Piper- At Large

**Board not Present:**  Kim Duffie-President and Karen Ross- Treasurer (may be late)

**Meridian Managment:** Sam- property manager

1. Steve called meeting called to order at 6:33pm

2. Open floor for homeowners- No homeowners present

3. Minutes and confidential minutes read

 a. Rob motioned to approve both sets of minutes with changes

 b. Melanie Seconded

 c. minutes approved- 5 yes, 2 absent, 0 abstain

4. Financial Report- Steve

 a. @ 71K cash in account

 b. $1100 over budget YTD due to attorney fees

 c. $1200 under budget YTD utilities due to low water bills

 d. $1500 under budget YTD maintenance and repairs

 e. $3100 under budget YTD services

 f. $14,200 delinquencies on dues

 i. Dave motioned to approve financial report

 ii. Rob seconded

 iii. Financial report approved – 5 yes, 2 absent, 0 abstain

5. ACR- Steve

 a. Fence on homestead approved by ACC

 6. Common Area Maintenance

 a. Tree replacement- board decided to wait until September for replacement of trees i. will get 2 sunburst maples (@ 2.5”) at $385 each

 b. Meridian Management to check with Nick’s regarding the small pond clean up and rip rap

 ***Karen came in late to mtg at 7:16pm***

 7. New Business

 a. Community pitch in

 i. Steve to contact fire department to bring fire truck

 b. Angie is leaving the board (house is selling) and this will be last meeting

 i. board will assign a new secretary at next monthly meeting

 ii. Angie will do the minutes for this meeting and then she is done

 c. Rules and Regs

 i. Scott Tanner will get back to it within a couple weeks, wife is having major health issues

 Steve motioned to close meeting @ 7:33pm

 Rob Seconded

 6 yes, 1 absent, 0 abstain

 Meeting adjourned