

Minutes
Monthly Wakefield HOA Meeting
Oct 20, 2020
White River Twsp Trustee's Office

In attendance: Kim Duffie, Steve Pappas, Rob Souchon, Karen Ross, Paul Ligori, Jim Graham, Joe Gutwein from PMI

Homeowner: Dan Duffer

Call to order 6:35 pm

1. Approved prior meeting minutes- all voted to approve
2. Financial Report- Karen didn't have everything gathered and wants PMI/Meridian to resend the Jan-Sept financial so that she can audit everything to prepare the 2021 budget.
3. Common Area Maintenance:
 - a. Nick hasn't answered Joe yet on whether or not he can get the trees. Jim says he has heard that landscapers are having a hard time getting stock.
 - b. Hoosier Irrigation:
 - i. It doesn't look like the system is working around the pond and is spotty on Smith Valley Road
 - ii. Joe to contact them and see if they have flushed the system for the fall and to see if the board can meet with them about any and all maintenance that needs to be done as the system is getting older.
 - c. Sewer/Walking Path:
 - i. Board will ask Bowen engineering to reseed Annie's Park again in the Spring
 - ii. The path is flooding badly ever since the sewer project ended. Kim and Joe will ask Bowen about regrading, etc. Does the concrete drain on the West side go all the way to the creek? We will ask Johnson County who is in charge of that.
4. ACC requests: Homeowner Dan Duffer requested to speak.
 - a. He just submitted the ACR for his deck and hadn't heard back. Rob, Steve, and Jim said it had been approved.
 - b. Mr. Duffer then explained the situation with his new siding pertaining to the violation letter he had received. He did not submit a request because the Rules and Regulations state that if you are staying within the current color pallet, no approval is needed. As he did his research, the old colors are

invalid so he and his wife picked something close. Once the siding was on the house, they realized it was much different.

- c. He mentioned that several homeowners on Facebook were pleased with the new siding and suggested updating the outdated color pallet.
- d. The board explained to Mr. Duffer that we were actually in the process of reinstating the previous Rules and Regulations Committee to rewrite some items and thought that the color pallet should be part of that. The board asked Mr. Duffer if he would like to be a member of the committee since he had done so much research already, and he agreed to join. The board will ask the previous committee members if they would like to serve, the ACC committee will serve, and we will invite a realtor in the neighborhood to serve as well.

5. New Business

- a. Another street sign is broken and needs to be replaced by Otto's. Rob motioned to approve, Jim second, all vote "yes."
- b. ACC forms- Joe will set the system to allow all board members to see and comment on requests. Joe will ask the IT team at PMI/Meridian to update the name of the form to match our covenants.
- c. Rules and Regs Committee: Already partially discussed in #4. We will look at newer neighborhoods like Lenar for ideas, use Mr. Duffer's research, and ask realtor Ray Podesta for his input.
 - i. Will rewrite color pallet
 - ii. Will add and tweak rules about pool fencing, hot tub, surrounds, garage doors with windows, solar panels, etc
- d. 2021 budget- Karen wants to make a few small changes and will email that to the board.
- e. Annual Meeting- due to Covid restrictions, will we do a meeting via Facebook live, etc, or move the meeting to May?
- f. Fence along Sutton Dr.-Dension Properties only patched the fence. We need to video the bad fence and ask for a replacement.
- g. Kim to ask Bowen Engineering when the temporary fencing along the walking path will be removed.

End of Open Door Meeting