

Wakefield HOA Monthly Meeting  
Tuesday, July 20, 2021

In attendance: Kim Duffie- Pres., Mike Quinn, Paul Liguori, Dan Duffer, Lee Clouse-Property Manager/VP

Absent: Karen Ross-Treasurer, Steve Pappas-VP, Rob Souchon

Call to order 6:30 pm

1. Minutes from June meeting not yet complete- can vote over email
2. Financial report from Karen's email:
  - a. Delinquencies- \$6,579.26, down from last month
  - b. \$10,000 from last month's vote was successfully transferred from Checking to Reserves
  - c. Checking balance-\$81,989.95
  - d. Savings balance-\$75,184.18
  - e. May had a -\$550 legal fee, in June it was reversed. Lee said it was a mistake that was corrected for another neighborhood.
  - f. Still haven't received Nick's bills.
  - g. New bank SouthState has a much nicer statement for Karen to read and use.
  - h. Bartersville water is now set up for automatic bill pay.
3. Manager's Report-Lee
  - a. PMI has hired 2 new assistant managers to start training.
  - b. Still waiting on the quote for the concrete drain. Vendor broke his leg and had to postpone the visit.
  - c. New Guidebook has been posted to CINC
  - d. Violations- focusing on shutter and trim, mailboxes, yards that received weed whacking letters from last month are looking better.
  - e. Otto's sign is done. Lee will pick up and bring to Dan for installation.
4. Old Business
  - a. Siding and Trim color palette- Dan says committee wants to know what clarifications board is looking for.
    - i. Kim-Do we want to allow up and down siding? Do we want 2 tone siding? Dark or light garage door colors
    - ii. Dan- committee wants to leave it more general, give homeowners more freedom to decide, but ALL MUST be submitted via ACR so that Architectural committee can look over it first to see if an idea is too out of line.
    - iii. Mike and Kim-voiced concerns that if we leave it too open then homeowners that really want something new and trendy won't match with what we already have. Dan-mentioned that if we are too strict with the rules, then every 10 years when styles change, we will have to constantly re-write the color palette. May need to discuss and finalize at Aug meeting.

- iv. Kim-What about 5 panels around pools and 2 panels around hot tubs that never got discussed by committee yet? Dan-leave that up to ACRs and Architectural Committee as well to review.
  - b. HOA Picnic was a great success
    - i. Angie and Colleen request that we choose a date soon for next year so that they can get a jump start on food trucks.
    - ii. Board said let Social Committee choose July 9 or 16, 2022.
    - iii. Board wants to buy gift card for Angie, Colleen, and others that helped to say "Thank You.!"
- 5. New Business-When is Nick's contract up? 2021 or 2022? We will get other bids as well from other companies when the time comes.
- 6. End of open door meeting