

Wakefield HOA Monthly Meeting
Tuesday, June 15, 2021

In attendance: Kim Duffie- Pres. (left at 7:00), Steve Pappas-VP, Rob Souchon, Mike Quinn, Paul Liguori, Dan Duffer, Lee Clouse-Property Manager/VP

Absent: Karen Ross

Call to order 6:34 pm

1. Approval of May minutes- all approved
2. Financial report from Karen's email:
 - a. Delinquencies- \$8902.26 about \$1500 more than last year.
 - b. All expenses were normal for May.
 - c. Checking balance-\$91,622.00
 - d. Savings balance-\$64,578.00
 - e. Vote to move \$10,000 into the savings account to earn some interest. Motion- Rob, Dan 2nd, all approved
3. Manager's Report-Lee
 - a. Gary became very sick and had to resign. Due to our high turnover of managers, Lee (VP of PMI) is personally taking on our account for now. PMI will be hiring Assistant Property Managers who will help a current manager, get training, and then when ready, get their own neighborhoods.
 - b. CAI forms for membership were submitted by Steve Pappas.
 - c. Lee is going to the IN HOA conference this week and will keep us updated on any new laws or changes.
 - d. Insurance for the entire year has now been paid.
 - e. During his drive through today Lee noticed lots of homes needing weed whacking around fenclines, etc. He asked if it was ok for him to focus on those violation letters this week and we said "yes."
4. Old Business
 - a. Lee will look at the back pond and see if Leistner needs to treat, based on email from homeowner Bill.
 - b. Had discussed a short monthly newsletter with Gary in April. Put it on the backburner for now.
 - c. Lee to check if the pond sign from Otto's is done. If so, Dan agreed to install it.
 - d. HOA Picnic- 9 vendors so far, 1 food truck, 1 drink truck
 - e. Siding and Trim color palate- nothing new since last meeting
 - f. New Guidebook completed- Steve will send to Kim and Lee to be posted on CINC and cgwakefield.com
 - g. Do we want to try and clean out the concrete drain on the walking path just a little bit rather than the huge job Nick's quoted us? Lee will get a quote from one of his trusted vendors for a smaller scale just to get a 2nd opinion.
5. End of open door meeting