

Wakefield HOA Monthly Meeting
January 18,2022

In attendance: Kim Duffie-President, Steve Pappas- VP, Rob Souchon, Mike Quinn, Alicia Reece-Property Manager

Absent: Karen Ross, Paul Liguori, Dan Duffer

Call to order 6:39pm

1. October minutes read- Rob motion, Steve 2nd, all approved
2. Common area contracts:
 - a. When is Leistner Pond contract up? (Alicia will research)
 - b. When is Hoosier Irrigation contract up? (Alicia will research)
 - c. Nick's contract up in Fall 2022
 - i. Alicia will start getting bids from Nick, a contact Steve has, and 1 other contractor she recommends
 - ii. All bids need to be done and presented to the board at the Oct 2022 meeting
 - iii. Items that need to be discussed and possibly included in new contract:
 1. trim trees on path once every 2 or 3 years?
 2. Rip rap around main pond and drains on back pond, how often?
 3. Mulch for playground how often?
3. Financial Report from Karen's email:
 - a. Checking balance \$21,241.79, Reserves: \$78,799.64
 - b. What is the \$25 collection fee from 2021? Alicia says the \$25 collection fee is charged to the HOA and then when the homeowner finally pays, PMI reimburses the HOA. We don't remember that in the contract so Steve is going to check on it.
 - c. Alicia says that Mark (the PMI accountant) is working on creating a better report for all associations to make some of this information more clear.
 - d. \$475 for Christmas decor need to be moved to the correct line of the financials. Alicia will have Mark fix it.
 - e. Rob motioned to approve, Mike 2nd, all approved
4. Reserve analysis:
 - a. Asked Alicia to edit the amounts so that playground in \$50,000 instead of \$60,000, and remove \$19,000 for new monument wall because we won't need it.
 - b. Someone on the board needs to count how many more street/stop signs are still left for Otto's to replace if we so choose.
5. Annual Meeting Prep:
 - a. We are running out of fridge magnets with HOA info. Kim can order more and give to homeowners at the Annual Meeting and the Welcoming Committee.
 - b. Alicia needs to send new homeowners to Colleen for baskets.
 - c. Steve and Kim will put finishing touches on the slideshow in the next 2 weeks.
 - d. Alicia is going to send the board a list of possible alternative mailbox providers.
6. Confidential- No confidential portion of meeting needed this time.
7. Adjourned at 7:45???