

Wakefield HOA Monthly Meeting

March 15, 2022

Attendance: Kim Duffie- Pres., Mike Quinn, Dan Duffer, Rob Souchon, Karen Ross-Treas., Paul Liguori

Absent: Steve Pappas-VP, Alicia Reece-Property Manager

Meeting called to order: 6:39pm

1. Reading of the minutes-
 - a. January minutes- Rob-motioned, Paul 2nd, all approve
 - b. February minutes Common Area-
 - c. Paul checked on mulch at playground. Recommends we just fluff mulch this year and add more in summer 2023. Board agreed. Kim will tell Nick.
 - d. Did sign at Otto's ever get done? Needed new quote
2. Financial-
 - a. \$600/month that is supposed to be transferred to reserves hasn't been transferred in Jan or Feb. We will need to ask Alicia why.
 - b. Checking balance \$84,774.08, Reserve balance. \$78,800.91
3. Reserve Study- Rough draft by Dan and homeowner Nate
 - a. Think we can put \$10,000 into I bonds to earn some interest for the HOA- need to ask Alicia for more details.
 - b. Page 1 of study Lee printed doesn't have accurate #s for the current amounts we are earning or current rate of inflation.
 - c. We need accurate numbers for everything on the report so that we can break down costs for homeowners on a full project and home-per-home cost over the years.
 - d. Removed street lighting, Monument signs, and tuck point masonry from chart as these are not needed in our neighborhood.
 - e. Need to look at history of irrigation system repairs in the last 5 years to get estimated numbers for the reserve report. Karen will look at past invoices.
 - f. Playground- need to get actual quotes on different products and sizes for a realistic number for report. Ask Alicia for playground companies.
 - g. Get full cost of lights for the walking path. Rob
 - h. How often will we need to put more rip rap around the culverts on the ponds? Kim ask Nick
 - i. When will Leistner need to do our next silt study on the ponds? Estimate from them on how many years from now we might need to dredge?
 - j. Find out from Ron Pitcock who built the front wall. Maybe we can have them come inspect it.
 - k. Need to talk to other HOA's in Center Grove to see what their dues cost. How do we compare considering each communities amenities? How often will we need to slightly increase dues to keep up with maintenance and inflation? Board to ask friends in other neighborhoods.
 - l. Street drains are maintained by Johnson County. Storm drains in backyards and easements are responsibility of HOA. Usually last 50-75 years.
 - m. Street signs- How many more need to be replaced and what is the cost from Otto's
4. Management Company-
 - a. Ask Alicia to send us a report each month of the violations that are written
 - b. Create a to-do list each meeting to keep Alicia and Board accountable to each other
5. Misc items-
 - a. Put on Facebook to ask neighbors to not tape signs to our nice black street signs
 - b. Rob to get quotes for simple yard signs. 5 each of:

- i. HOA Dues Late on March 1
- ii. Annual Meeting Thursday 6:30
- iii. Food Truck Thursday