

Wakefield HOA Monthly Meeting-Approved on April 18, 2023
March 21, 2023

In attendance: Kim Duffie-President/Secretary, Steve Pappas-Vice President, Karen Ross-Treasurer. At large: Mike Quinn, Paul Liguori, Rob Souchon.
Absent- Property Manager-Alicia Reece, Dan Duffer

Call to order 6:32pm

1. Minutes:
 - a. Jan minutes read. Kim needs to add Karen's notes from the email and will update these. Rob- motion to approve with suggested edits, Mike 2nd, all approve
 - b. Feb Annual Meeting minutes read. Kim- motion to approve, Rob 2nd, all approve
2. Financial Report
 - a. Board decided not to go through with the purchase of the ibond. Issues with login and rates have gone down.
 - b. Jan checking: \$47,141.40 Reserves- \$86,680.05
 - c. Management fee was higher than expected. After further review we found that the "Website fee" was not a separate line item and it was all in the "fee" category.
 - d. Kim motioned to approve the March budget, Rob 2nd, all approved
3. Old Business- Common Area Maintenance
 - a. Playground Quotes-
 - i. Dan and Kim met with one vendor. Dan will send that quote to the board.
 - ii. Paul and Mike will call Play Pros, Recreation Insight, and AAA State of Play to meet and get more quotes. Include homeowner, Georgia, in on communication and she will help meet with vendors as the homeowner representative.
 - iii. \$35-\$50k budget is what we are thinking. Once quotes come in we will send another survey to the homeowners asking their opinion of the prices and layouts presented.
 - b. Irrigation-
 - i. Steve has not heard from vendors that he contacts to get quotes for service or replacement parts.
 - ii. He will call again and get meetings set up this month.

- c. Smith Valley- Still don't know if we will lose the path. 2017 Johnson County growth plans show we will get a sidewalk. So board has decided not to spend any more money on the path.
4. New Business
- a. Late Fee mistake-Ask Alicia how many homeowners it affected.
 - b. Accounting issues-
 - i. Since we are not moving forward with the bond, should we consider a 12- month CD instead? Making any interest will help the budget.
 - ii. Karen spends about 3-4 hours each month working on financials. She catches a mistake by PMI almost every month.
 - c. ACR Requests-
 - i. Silver Springs has signs in their neighborhood every spring reminding homeowners to fill out ACRs if they want to do any work on their home.
 - ii. We would like to do this as well. Rob will get 5 signs from the same lady that made our other ones. Kim motioned, Paul 2nd, all approved
 - d. Annual Meeting- How do we get more homeowners to attend? Since we aren't having the Welcoming Baskets, maybe use some of that money for pizza, etc.
5. Violations-
- a. April 1st is beginning of "weather dependent" violations.
 - b. Kim need to post on FB reminders for: mailboxes, mildew on siding, boats, RVs, and work trailers in driveways or on street, painting shutters, trash hoppers in garage or behind approved divider wall only, spray for dandelions.
 - c. Steve will speak with his powerwash vendor about a neighborhood discount.
 - d. Steve spoke with AT&T crew, main digging should be done by March 31.
 - e. Ask Alicia when last round of violations were completed.
6. Meeting adjourned 7:45pm