

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting February 13, 2007

Board Members Present: Greg Barley, James Dvorak, John Myers,
Jodi LaFreniere, William Krupp

CALL TO ORDER

The meeting was called to order by James Dvorak, Board President, at 6:30 pm at The Villages at Wakefield Plantation Clubhouse.

HOMEOWNERS' INPUT SESSION

Frank Florio requested that the Wakefield Plantation's Architectural Review Committee meetings be listed on the HOA website. He and Margaret King stated that wooden fence requests will be sent on by the Villages at Wakefield Plantation's ARC to the master association's ARC for review. Margaret King and Franks Florio spoke to the request for funding for a social event sponsored by the Villages Sub-association.

AGENDA

Greg Barley moved that the revised agenda be accepted and Bill Krupp 2nd the motion. The motion passed unanimously.

MANAGER'S REPORT

PPM has received the third application for the Neighborhood Watch Committee and this committee will be activated as per the Board's request. The Board requested that it be informed of the meeting date, time and location. Only one volunteer application has been received so far for the Social Committee.

Jennifer Burch stated that Wakefield Development Company has confirmed that they will be relinquishing their three Board seats and that four seats will be up for election.

The terms of office will be three, two and one year. The length of terms will be based on the number of votes received with the two highest totals receiving three year terms, the next highest receiving a two year term and the fourth highest total receiving a one year term.

The City has agreed to repair a section of road at Wakefield Plantation Drive and Villages Springs Road.

FINANCIALS

Wakefield Plantation Homeowners Association

Board of Directors Meetings

The Board of Directors reviewed and unanimously accepted the January 31, 2007 financial reports. Motion made by Greg Barley and 2nd by Jodi LaFreniere.

MINUTES

Greg Barley motioned to approve January 9, 2007 minutes as submitted and revised. Jodi LaFreniere seconded the motion. The motion passed unanimously.

UNFINISHED BUSINESS

John Meyers, representing Wakefield Development Company, stated that the wooden fence at Magnolia will be stained to help accommodate the Board's concerns.

The Board reviewed a fencing bid to restrict access to the Progress Energy's right-of-way at the back entrance of St. James Place. No action was taken pending agreement from the power company.

After reviewing Architectural Guidelines as proposed by the ARC the Board moved to have the attorney review the draft with changes and that the committee review and incorporate the revisions. The revised guidelines shall be resubmitted for approval at the March Board meeting. The motion was made by Greg Barley and 2nd by Bill Krupp. The vote was unanimous.

NEW BUSINESS

Board voted unanimously to approve the architectural review request for 12133 Pawley's Mill Circle. The motion was made by Greg Barley and 2nd by Jodi LaFreniere. The motion passed unanimously.

Jodi LaFreniere motioned and 2nd by Bill Krupp that the Board approve the request for a home business with the stipulation that the all restrictions within the Wakefield Plantation's Declarations be followed and in addition, that no more than one customer car at a time be present. Voting for the motion were Greg Barley, Jodi LaFreniere, and Bill Krupp. Opposed was James Dvorak. The motion passed.

The Board reviewed the Villages at Wakefield Plantations request for \$5,000 to fund a social event. The Board will reconsider the request after the additional information is provided.

MISCELLANEOUS

The Board agreed that the Annual Homeowners' Meeting be held on Monday, April 9th, 2007. Jennifer Burch stated that the first notice of the meeting and request for Board of

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Directors candidates will be mailed next week and the 2nd notice will be mailed in March. Proxy vote forms will be included in the notices.

At Director Krupp's request the Board approved that a communication be sent to Mr. Santigate of Kimco Realty thanking him for the upgrading the landscaping at the corner of Spruce Tree Way and New Falls of the Neuse at Wakefield Crossing Shopping Center.

The motion to adjourn was made by Greg Barley and 2nd by Jodi LaFreniere. With a unanimous vote the meeting was adjourned at 9:45 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting March 13, 2007

Board Members Present: Greg Barley, James Dvorak,
William Krupp, Randy Smith

CALL TO ORDER

The meeting was called to order by James Dvorak, Board President, at 6:30 pm at The Villages at Wakefield Plantation Clubhouse.

HOMEOWNERS' INPUT SESSION

Patrick Healy expressed his concerns over the Board installing a chain-link fence at the read entrance to St. James and the potential danger with the creek once the new school opens. Margaret King spoke to the request for funding for a social event sponsored by the Villages Sub-association. Lee Hortman requested that the Villages' ARC be allowed to approve wooden fences with their requirements. Frank Florio requested that the Villages be allowed to keep their restrictions on dog houses on attached homes. Gina Myers requested funding for an Easter activity for the Mom's of Wakefield.

AGENDA

Greg Barley moved that the revised agenda be accepted and Bill Krupp 2nd the motion. The motion passed unanimously.

MANAGER'S REPORT

The Neighborhood Watch Committee members have been contacted and this committee will be activated as per the Board's request.

The Board requested that Jennifer Burch contact the family to gain their input concerning at a proposed memorial on Wakefield Plantation Drive.

FINANCIALS

The Board of Directors moved to delay considering the financials to the next regular meeting.

MINUTES

Greg Barley motioned to approve February 13, 2007 minutes as submitted and revised. The motion was 2nd by James Dvorak. The motion passed unanimously.

Wakefield Plantation Homeowners Association Board of Directors Meetings

EXECUTIVE SESSION

The motion was made by James Dvorak and 2nd by Greg Barley to move to executive session. The Board voted unanimously to move to executive session to consider legal issues.

UNFINISHED BUSINESS

The Board approved funding up to \$5,000 for a social event for the Villages at Wakefield Plantation. With the provision not to specify that homeowners from other Wakefield subdivisions were not allowed. The motion was made by James Dvorak and 2nd by Greg Barley. Voting for the motion were Greg Barley, James Dvorak, and Randy Smith. Opposed was Bill Krupp. The motion passed.

The Board took no action for the fencing at the rear entrance St. James place requesting that a consensus of the neighborhood be determined as to what type of fence should be purchased and where it should be installed.

Discussion of an e-mail distribution list was postponed to the next regular meeting.

The Board reviewed Architectural Guidelines as revised by the ARC and the Board. The attorney reviewed the draft and recommended changes. The Board will review the final proposed draft and if approval it will be presented at the Annual Homeowners Meeting April 10th. The Board and the ARC representative confirmed that sub-associations may have stricter architectural guidelines than the master association.

NEW BUSINESS

Greg Barley moved that the Board approved the request from the Mom's of Wakefield for \$200 to help fund an Easter event. Voting for the request were Greg Barley, James Dvorak, and Randy Smith. Abstaining was Bill Krupp. The motion passed.

Bill Krupp moved that the issues of wooden fences be considered on a case by case basis and that the Villages at Wakefield Plantation be sent a letter granting a variance on wooden fences with restriction and guidelines. The motion was 2nd by Greg Barley. Voting for the motion were Bill Krupp, Greg Barley and Randy Smith. Opposed was James Dvorak. The motion passed.

Greg Barley moved that a proposed precinct and at-large voting amendment be placed on the annual meeting ballot. The motion was 2nd by James Dvorak. The motion passed unanimously.

Wakefield Plantation Homeowners Association Board of Directors Meetings

MISCELLANEOUS

The Board reviewed the homeowners' proxy form and suggested modifications.

The motion to adjourn was made by Greg Barley and 2nd by Bill Krupp. With a unanimous vote the meeting was adjourned at 8:30 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting May 8, 2007

Board Members Present: Greg Barley, James Dvorak, William Krupp,
Jodi LaFreniere, Chip Finley, Jade Litcher and via phone
Marc Deutsch

CALL TO ORDER

The meeting was called to order by James Dvorak, Board President, at 6:30 pm at The Villages at Wakefield Plantation Clubhouse.

HOMEOWNERS' INPUT SESSION

Kris Door expressed safety concerns over crosswalks on Wakefield Pines and Kelway Drive. Further, she asked the Board to consider curb cut downs at the Greenway's crossings. John Choe spoke in support of his appeal to an Architectural Control Committee's denial. Margaret King, President of The Village at Wakefield Plantation expressed her appreciation for those elected to the Board and offered her total support.

AGENDA

Greg Barley moved that the revised agenda be accepted and James Dvorak 2nd the motion. The motion passed unanimously.

FOLLOW UP TO 2007 ANNUAL HOMEOWNERS' MEETING BUSINESS

The Board members elected at the 2007 Annual Homeowners' Meeting with their terms are:

District 1- Jade Litcher-	Three Year Term
District 3- Marc Scott Deutsch-	Two Year Term
District 6- Bill Krupp	Three Year Term
District 7- Chip Finley	One Year Term

Greg Barley moved that the new Board officers be the same as last year. The motion was 2nd by Chip Finley. The motion was passed unanimously.

President-	James Dvorak	Director-	Jade Litcher-
Vice- president-	Greg Barley	Director-	Chip Finley
Treasurer-	Jodi LaFreniere	Director-	Marc Scott Deutsch
Secretary-	Bill Krupp		

Wakefield Plantation Homeowners Association Board of Directors Meetings

Board meeting will continue to be held the 2nd Tuesday of the month at 6:30 p.m. at the Villages Clubhouse.

FINANCIALS

The March 31, 2007 final reports were discussed and approval is pending additional information.

MINUTES

Greg Barley motioned to approve March 13, 2007 minutes as submitted. The motion was 2nd by James Dvorak. The motion passed unanimously.

Greg Barley moved that the April 2, 2007 Special Board minutes be approved and 2nd by Jodi LaFreniere. The motion was approved unanimously.

UNFINISHED BUSINESS

Greg Barley moved that the Board uphold the Architectural Control Committee's denial of a backyard basketball court for 12313 Dunard Street. The motion was 2nd by Bill Krupp. Voting for the motion were Greg Barley, Bill Krupp, James Dvorak, Jade Litcher and Scott Deutsch. Opposed was Jodi LaFreniere. Chip Finley Abstained.

The Board took no action for the fencing at the rear entrance St. James place requesting that bid proposals be obtained.

NEW BUSINESS

The Board discussed and requested additional information concerning proactive community security options.

Greg Barley moved that PPM send out the Raleigh Police Department's notices concerning an information meeting and security issues. The motion was 2nd by Chip Finley and the motion passed unanimously. It was further suggested to also include a Neighborhood Watch Volunteer Application in the mailing.

MISCELLANEOUS

The Board requested that Jennifer Burch obtain bids for curb cut downs and a median crosswalk at Wakefield Plantation and Kelway Drive. Further, Jennifer is to determine and seek city approval for median modifications.

Wakefield Plantation Homeowners Association Board of Directors Meetings

Jodi LaFreniere moved that Jennifer see if the city would allow alternatives to the median strip signs. The motion was 2nd by Greg Barley and passed unanimously.

The Board agreed to participate in a landscaping inspection tour of common areas that is to be arranged by Jennifer Burch.

The motion to adjourn was made by Greg Barley and 2nd by Jodi LaFreniere. With a unanimous vote the meeting was adjourned at 9:15 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting June 12, 2007

Board Members Present: Greg Barley, James Dvorak, William Krupp,
Jodi LaFreniere, Chip Finley, Jade Litcher

CALL TO ORDER

The meeting was called to order by James Dvorak, Board President, at 6:30 pm at The Villages at Wakefield Plantation Clubhouse.

HOMEOWNERS' INPUT SESSION

Diana McPeak requested Board to overturn ARB's decision concerning a privacy screen. Vince Vanderbroeck, a member of the Neighborhood Watch Committee, thanked the Board for the opportunity to serve and gave an overview of the traffic problems at Wakefield Middle School.

Ben Allen of York Security gave a presentation about his company and services provided.

AGENDA

Greg Barley moved that the revised agenda be accepted and Jade Litcher 2nd the motion. The motion passed unanimously.

FINANCIALS

Greg Barley moved that the May 31, 2007 financial reports be approved and Jodi LaFreniere 2nd the motion. The motion passed unanimously.

MINUTES

Greg Barley motioned to approve May 8, 2007 minutes. The motion was 2nd by James Dvorak. The motion passed unanimously.

COMMITTEES

Architectural Review Board

Greg Barley moved that the Board appointed the three homeowners as presented to the ARB. Jodi LaFreniere 2nd the motion and the motion was unanimously approved.

12224 Dunard Street –the Board requested that the owner submit a request to the ARB for approval of a basketball hoop.

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12517 Pawleys Mill Circle- Greg Barley moved and Jodi LaFreniere 2nd to overrule the ARB's denial of a privacy screen. Voting for the motion were Greg Barley, William Krupp, Jodi LaFreniere, and Jade Litcher. James Dvorak voted against and Chip Finley abstained. The motion passed.

3100 Hummer Way- action was tabled to allow the owner an opportunity to speak personally to the Board.

Neighborhood Watch Committee

The Board will invite all committee applicants and interested homeowners to an organizational meeting. Date, place and time are to be established.

UNFINISHED BUSINESS

Greg Barley moved to purchase decorative Speed Limit posts for the collector streets in Wakefield Plantation at a cost of \$1,485. James Dvorak 2nd the motion which passed unanimously.

The motion to fund establishment of E-mail distribution lists to communicate with homeowners at a cost of \$225 was made by Greg Barley and 2nd by Jodi LaFreniere. The motion passed unanimously.

The Board agreed to accept the bid from Streamline Aluminum Fence of \$4,570 to install a fence at the back entrance to St. James Place at the CP&L Right of Way. The motion was made by Greg Barley and 2nd by Jade Litcher. The motion passed unanimously.

NEW BUSINESS

Greg Barley moved and Jodi LaFreniere 2nd to approve \$1,500 for a social event organized by Edgewood Homeowners Association. Voting for the motion were Greg Barley, Chip Finley, Jodi LaFreniere, and Jade Litcher. James Dvorak abstained and William Krupp voted against. The motion passed.

MISCELLANEOUS

The Board requested that Jenifer Burch seek additional bids for security services in Wakefield Plantation.

The Board asked Jennifer Burch to contact the appropriate city and elected officials concerning cutaways on Wakefield Plantation's Greenway and Peachleaf's sewer covers.

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The motion to adjourn was made by Greg Barley and 2nd by Jodi LaFreniere. With a unanimous vote the meeting was adjourned at 9:11 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting July 10, 2007

Board Members Present: Greg Barley, James Dvorak, William Krupp,
Jodi LaFreniere, Chip Finley, Jade Litcher and
Marc Scott Deutsch

CALL TO ORDER

The meeting was called to order by James Dvorak, Board President, at 6:35 pm at The North State Bank conference room.

HOMEOWNERS' INPUT SESSION

There were no requests to speak.

AGENDA

Greg Barley moved that the revised agenda be accepted and Jodi LaFreniere 2nd the motion. The motion passed unanimously.

FINANCIALS

Greg Barley moved that the June 30, 2007 financial reports be approved and Jodi LaFreniere 2nd the motion. The motion passed unanimously.

MINUTES

Greg Barley motioned to approve June 12, 2007 minutes. The motion was 2nd by Marc Scott Deutsch. The motion passed unanimously.

COMMITTEES

Neighborhood Watch Committee

An organization meeting is schedule for July 24th with all interested homeowners invited to attend.

UNFINISHED BUSINESS

Jodi LaFreniere moved and Greg Barley 2nd that the Homeowners Association initiate a contract with York Security for a minimum of 3 hours daily, 7 days a week for the remainder of the 2007 calendar year. The contract with the security company should include the standard 30 day cancellation clause. The motion passed

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unanimously.

The Board members will review additional security contract bids and request representatives from additional companies to speak to the Board.

NEW BUSINESS

Greg Barley moved and Marc Scott Deutsch 2nd the Board authorizes the removal of three trees in Cedar Grove at a cost not to exceed \$1,000. The motion passed unanimously

The Board authorized \$600 to relocate an irrigation clock. The motion was made by Greg Barley and 2nd by Chip Finley. The motion passed unanimously.

EXECUTIVE SESSION

The motion to go into Executive Session was made by Greg Barley and 2nd by Jodi LaFreniere to consider a legal item.

ADJOURNMENT

The motion to adjourn was made by Greg Barley and 2nd by Chip Finley. With a unanimous vote the meeting was adjourned at 8:22 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting August 14, 2007

Board Members Present: Greg Barley, James Dvorak, William Krupp,
Chip Finley, Jade Litcher and Marc Scott Deutsch

HOMEOWNERS' INPUT SESSION

Lynn Gogins of Deauville spoke about problems with areas needing landscaping, speed limit signs, graffiti and sidewalks on Forest Pines.

Wackenhut Security Service gave a presentation and contact proposal.

CALL TO ORDER

The meeting was called to order by James Dvorak, Board President, at 7:05 pm at The Villages' Clubhouse.

AGENDA

Greg Barley moved that the agenda be accepted and Jade Litcher 2nd the motion. The motion passed unanimously.

FINANCIALS

Greg Barley moved that the July 31, 2007 financial reports be approved and Marc Scott Deutsch 2nd the motion. The motion passed unanimously.

MINUTES

Greg Barley motioned to approve July 10, 2007 minutes. The motion was 2nd by Marc Scott Deutsch. The motion passed unanimously.

COMMITTEES

Neighborhood Watch Committee

The organization meeting was July 24th with Sgt. Mosley of the Raleigh Police Department presented ideas on organizing a Neighborhood Watch. An email list of attending homeowners was established. Several neighborhoods have begun to organize activities. The group suggested purchasing Neighborhood Watch signs and establishing a committee e-mail contact group.

Wakefield Plantation Homeowners Association Board of Directors Meetings

UNFINISHED BUSINESS

The Board received 7 bids for Wakefield Plantation's yearly landscaping contract. After review the Board decided to maintain their current contract with Wakefield Nursery.

NEW BUSINESS

Marc Scott Deutsch moved and Greg Barley 2nd that the Board purchase and install personalized Neighborhood Watch signs on black posts at the entrances to Wakefield Plantation up to a maximum of \$3,000. The motion passed unanimously.

Greg Barley moved that the Board accept the bid from Hut Helpers to paint the gate and wrought iron fence at Rosemont and the white wooden fence on Wakefield Pines and Falls of Neuse up to entrance at Wakefield Plantation Drive. The motion was 2nd by Marc Scott Deutsch and passed unanimously.

The Board accepted the bid from Biker Brackets to refurbish street signs with funds being taken from the reserve funds. The motion was made by Greg Barley and 2nd by Bill Krupp. The motion passed unanimously.

ADJOURNMENT

The motion to adjourn was made by Greg Barley and 2nd by Marc Scott Deutsch. With a unanimous vote the meeting was adjourned at 8:20 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting September 12, 2007

Board Members Present: Greg Barley, James Dvorak, William Krupp,
Chip Finley, and Jodi LaFreniere

CALL TO ORDER

The meeting was called to order by James Dvorak, Board President, at 6:40 pm at The Villages' Clubhouse.

AGENDA

Greg Barley moved that the agenda be accepted and Bill Krupp 2nd the motion. The motion passed unanimously.

FINANCIALS

Greg Barley moved that the August 31, 2007 financial reports be approved and Jodi LaFreniere 2nd the motion. The motion passed unanimously.

MINUTES

Greg Barley motioned to approve August 14, 2007 minutes. The motion was 2nd by James Dvorak. The motion passed unanimously.

UNFINISHED BUSINESS

The residential e-mail distribution will be announced in the next newsletter and homeowners may opt-in via the Internet.

The Board's request to the City for extending the left hand turn lane at New Falls of Neuse and Capitol Blvd. has been sent.

The Board has endorsed the City and State coordinated of the extension of New Falls of the Neuse, construction of the new Neuse River Bridge, replacement of the old Falls' Bridge and widening of Falls of the Neuse.

NEW BUSINESS

The Board members commented and made suggestions for the draft 2008 budget for approval at the next Board meeting.

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James Dvorak moved that the existing temporary memorial on Wakefield Plantation Drive be removed as requested. The motion was 2nd by Greg Barley.

James Dvorak, Greg Barley, Chip Finley and Bill Krupp voted for the motion and Jodi LaFreniere voted no. The motion passed.

ADJOURNMENT

The motion to adjourn was made by Greg Barley and 2nd by James Dvorak. With a unanimous vote the meeting was adjourned at 8:30 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting October 15, 2007

Board Members Present: Greg Barley, William Krupp, Jade Litcher, Chip Finley, Jodi LaFreniere, and Marc Scott Deutsch (via phone).

CALL TO ORDER

The meeting was called to order by Greg Barley, Board Vice-President, at 6:30 pm at The North State Bank.

AGENDA

Greg Barley moved that the agenda be accepted and Jade Litcher 2nd the motion. The motion passed unanimously.

FINANCIALS

Greg Barley moved that the September 30, 2007 financial reports be approved and Chip Finley 2nd the motion. The motion passed unanimously.

MINUTES

Greg Barley motioned to approve September 12, 2007 minutes. The motion was 2nd by Jodi LaFreniere. The motion passed unanimously.

COMMITTEE REPORTS

The Neighborhood Watch Committee report was made by Vince Vanderbroeck. The committee continues to sign up homeowners for their e-mail distribution list at the Middleton Neighborhood Night Out, the 5 K Race and through the newsletter. The next step is to hold a meeting for block captains.

UNFINISHED BUSINESS

Jodi LaFreniere moved and Greg Barley 2nd the motion to approve the 2008 Budget as revised. The motion passed unanimously.

NEW BUSINESS

Magnolia Homeowners Association requested that the Board relinquish Architectural Review to their AR committee. The Board moved to accept with the stipulation that the sub-association's requirements not be less stringent than the Master Association's ARC

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rules. The motion was made by Greg Barley and 2nd by Jade Litcher. The motion passed unanimously.

The motion was made by Greg Barley and 2nd by Marc Scott Deutsch to authorize the repair of a broken water line at the rear entrance to St. James. The motion passed unanimously.

ADJOURNMENT

The motion to adjourn was made by Greg Barley and 2nd by Jade Litcher. With a unanimous vote the meeting was adjourned at 8:05 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting November 13, 2007

Board Members Present: Greg Barley, William Krupp, Jade Litcher, Chip Finley, and James Dvorak

CALL TO ORDER

The meeting was called to order by James Dvorak, Board President, at 6:30 pm at The Villages' Clubhouse

HOMEOWNERS' INPUT SESSION

Tonya Dodge representing the Moms of Wakefield presented the club's request for Board assistance in funding for social events.

Margaret King and Tish Caprell expressed concerns over attached family homes being used as an office asking the Board to enforce declaration's policy.

Rick Owen of Dunleith stated his concern over vandalism requesting the Board's assistance in dealing with the problem.

AGENDA

Greg Barley moved that the agenda be accepted and James Dvorak 2nd the motion. The motion passed unanimously.

FINANCIALS

Greg Barley moved that the October 31, 2007 financial reports be approved and Jade Litcher 2nd the motion. The motion passed unanimously.

MINUTES

Greg Barley motioned to approve October 15, 2007 minutes. The motion was 2nd by James Dvorak. The motion passed unanimously.

COMMITTEE REPORTS

Architectural Review Committee

3213 Secretariat Way- Greg Barley moved to deny the appeal of the ARC's decision. 2nd by James Dvorak and the motion passed unanimously.

2810 Peachleaf- tabled pending additional research

12401 Beauvoir Street- Greg Barley made the motion to disapprove with a 2nd

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from James Dvorak. With Chip Finley recusing himself, the motion passed with Greg Barley, William Krupp, Jade Litcher, and James Dvorak voting for the motion.

The Architectural Review Committee and the Board held an informal work session concerning enforcement issues.

Neighborhood Watch Committee

The Board will pass on the Committee's request for refrigerator magnets with emergency numbers to York Security.

UNFINISHED BUSINESS

Greg Barley moved and James Dvorak 2nd the motion to request a sample entrance sign from Duza and Danny Signworks at the per item cost of \$1600. Bill Krupp recused himself and Jade Litcher voted no. The motion passed with Chip Finley, Greg Barley and James Dvorak voting yes.

NEW BUSINESS

The request for Wakefield Nursery planting trees on Forest Pines Street was tabled pending relief and end of the drought.

The Board approved the 2008 Management Contract with PPM. The motion was made by Greg Barley and Jade Litcher 2nd the motion. The motion passed unanimously.

Greg Barley moved and Chip Finley 2nd that the request for funding from the Moms of Wakefield be denied. The motion passed unanimously.

The request from 12500 Richmond for relief from certain past dues was tabled.

ADJOURNMENT

The motion to adjourn was made by Greg Barley and 2nd by Jade Litcher. With a unanimous vote the meeting was adjourned at 8:24 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting December 11, 2007

Board Members Present: Greg Barley, William Krupp, Jade Litcher, Chip Finley, Jodi LaFreniere and James Dvorak. Representing PPM was Randal Tidwell.

CALL TO ORDER

The meeting was called to order by James Dvorak, Board President, at 6:30 pm at the Villages' Clubhouse

HOMEOWNERS' INPUT SESSION

Scott Harmer requested the Board's review and grant relief on past-due homeowner's dues.

Youssef Hammad expressed concerns with architectural issues at 12829 Pegasi Way.

AGENDA

Greg Barley moved that the agenda be accepted and Jodi LaFreniere 2nd the motion. The motion passed unanimously.

FINANCIALS

Greg Barley moved that the November 30, 2007 financial reports be approved and Jodi LaFreniere 2nd the motion. The motion passed unanimously.

MINUTES

Greg Barley motioned to approve November 13, 2007 minutes. The motion was 2nd by James Dvorak. The motion passed unanimously.

COMMITTEE REPORTS

Architectural Review Committee

The Board tabled the proposed ARC Committee's revised guidelines.

Due to space limitations, the ARC article for the winter newsletter was to be revised by Jodi LaFreniere and submitted to Susan Cokas, newsletter editor.

UNFINISHED BUSINESS

Wakefield Plantation Homeowners Association Board of Directors Meetings

The Greenway curb cuts have been started by the City of Raleigh.

Greg Barley moved that PPM bill the homeowner at 12500 Richmond Run for past-due homeowner's annual dues less penalties and fees, less attorney fees and the amount already paid for a total payable of \$696.00. PPM is given the flexibility to negotiate a payment plan if it does not exceed a year. The motion was 2nd by Bill Krupp. The motion was approved by Greg Barley, Bill Krupp, and Jodi LaFreniere. Voting against the motion was James Dvorak and Chip Finley. Jade Litcher recused himself. The motion passed.

NEW BUSINESS

The review of payment plans permitted for 2008 was tabled until more information is available at the next Board meeting.

A review of Jordan Price Wall Gray Jones and Carlton law office's guidelines and operations in collections is requested for the next Board meeting.

ADJOURNMENT

The motion to adjourn was made by Greg Barley and 2nd by Jodi LaFreniere. By a unanimous vote the meeting was adjourned at 8:32 PM.

Respectfully Submitted,

William Krupp, Secretary