

Wakefield Plantation Homeowners Association

Board of Directors Meeting January 13, 2009

Board Members Present: Jodi LaFreniere, William Krupp, Chip Finley, and Jade Litcher.

CALL TO ORDER

Vice-president Jodi LaFreniere called the meeting to order at 6:36 pm at The Villages' Clubhouse

HOMEOWNERS' INPUT SESSION

Chris May thanked the Board for installing screening trees on the Cedar Grove common area. Athiff Kabir presented plans and answered the Board's questions concerning his appeal of the AAC's denial.

INFORMATIONAL SESSION

Councilman Rodger Koopman updated the Board with the latest information on the Falls of Neuse Widening Project. Councilman Koopman stated that the connection to New Falls of Neuse and the new bridge should be completed by 2011 and the widening of Falls of Neuse is projected to be completed in 2013. The widening from Durant Rd. to the bridge is anticipated to be 100 feet wide with four lanes and north of the bridge is planned for 120 feet width with the potential for 6 lanes.

AGENDA

Jade Litcher moved that the agenda as amended be accepted and Chip Finley 2nd the motion. The motion passed unanimously.

FINANCIALS

Chip Finley moved that the December 31, 2008 financial reports be approved and Bill Krupp 2nd the motion. The motion passed unanimously.

MINUTES

Jodi LaFreniere motioned to approve December 9, 2008 regular Board meeting minutes. The motion was 2nd by Chip Finley. The motion passed unanimously.

COMMITTEE

Architectural Approval Committee

12409 Canolder Street appeal hearing was tabled until the February 10th Board meeting as requested by the homeowner.

2615 Village Manor Way - Jade Litcher moved and Jodi LaFreniere 2nd that the plans be approved as presented with the stipulation to keep the HVAC units be as close to the house as possible. The motion passed unanimously.

The Board requested that the flag specifications be considered at the next Board meeting.

Jade Litcher moved and Chip 2nd that the Parking Pad specification be approved with the modification of "The surface shall be the same color, style, and method as the existing concrete drive." The motion passes unanimously.

The Setback Specification and Permanent Structures provisions with the amendments were approved unanimously. Chip Finley made the motion and Bill Krupp 2nd the motion.

UNFINISHED BUSINESS

The Board requested that a second bid be sought for the refurbishing of street signs.

EXECUTIVE SESSION

Jodi LaFreniere moved to go into Executive Session to discuss financial and personnel matters. Jade Litcher 2nd the motion. The motion passed unanimously.

ADJOURNMENT

The motion to adjourn was made by Jodi LaFreniere and 2nd by Bill Krupp. With a unanimous vote the meeting was adjourned at 8:50 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meeting February 10, 2009

Board Members Present: Greg Barley, Jodi LaFreniere, William Krupp, Jason Fried, and Jade Litcher.

CALL TO ORDER

President Greg Barley called the meeting to order at 6:30 pm at The Villages' Clubhouse

HOMEOWNERS' INPUT SESSION

Carol Veniez explained her family's parking situation. Dan Sicking presented information and answered the Board's questions concerning his appeal of the AAC's denial for a pergola.

AGENDA

The agenda as amended was accepted by the Board.

FINANCIALS

Jade Litcher moved that the January 1, 2009 financial reports be approved and Jason Fried 2nd the motion. The motion passed unanimously.

MINUTES

Greg Barley motioned to approve January 13, 2009 Board meeting minutes as corrected. The motion was 2nd by Jade Litcher. The motion passed unanimously.

COMMITTEE

Architectural Approval Committee

12409 Canolder appeal was tabled pending more information.

The Board requested guidance from the lawyer on the interpretation of a "visual nuisance" and this is to be available at the next Board meeting.

3401 Secretariat Way- Greg Barley moved and Jason Fried 2nd- If the Board receives further evidence of parking on the street the homeowners may be subject to a fine. The motion passed unanimously.

NEW BUSINESS

Greg Barley moved and Bill Krupp 2nd that the following Flag Specifications be added to the Architectural guidelines- "Flags are to be displayed on appropriately designed poles or stands. If the stand or pole is a permanent structure this will require AAC Approval." Voting for the motion were Greg Barley, Bill Krupp, Jason Fried, and Jade Litcher. Voting against was Jodi LaFreniere. The motion passed 4 to 1.

At the request of the sub-association the Board voted to allow white PVC fence variances in Magnolia. The motion was made by Jodi LaFreniere and 2nd by Jade Litcher. The motion passed unanimously.

Bill Krupp moved that the Board send a letter to the Wake Forest City Council opposing the construction of a four story motel next to the Wakefield 9th Grade Center. The motion failed due to the lack of a 2nd.

UNFINISHED BUSINESS

The Board postponed ruling on bids for the refurbishing of street signs until the next Board meeting pending additional information.

The Board reviewed and commented on a Reserve Study draft.

ADJOURNMENT

The motion to adjourn was made by Greg Barley and 2nd by Jodi LaFreniere With a unanimous vote the meeting was adjourned at 8:25 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meeting March 10, 2009

Board Members Present: Greg Barley, Jodi LaFreniere, William Krupp, Jason Fried, Chip Finley, and Jade Litcher.

CALL TO ORDER

President Greg Barley called the meeting to order at 6:30 pm at The Villages' Clubhouse

INFORMATIONAL SESSION

Edward Edens of URS, the Civil Roadway Group Manager from the Widening of Falls Neuse project reported to the Board on the progress of the Falls of Neuse projects. The new Falls River Bridge project is moving as scheduled. The connection to New Falls of Neuse is on schedule to be completed early 2011. Much of the right-of-way is city owned. The Board asked that the City purchase more right-of-way for future enlargement to six lanes. Board encouraged the city planner to stay on schedule to complete the improvements.

HOMEOWNERS' INPUT SESSION

James D. Simons, the State Geologist and Director of Division of Land Resources, offered his assistance to the Board with the new bridge and connection projects. He requested that the Board support landscaping and natural screening at New Falls of Neuse connection at Berkshire.

AGENDA

The agenda as amended was accepted by the Board. Greg Barley made the motion and Jade Litcher 2nd the motion. The motion passed unanimously.

FINANCIALS

Chip Finley moved that the February 28, 2009 financial reports be approved and Greg Barley 2nd the motion. The motion passed unanimously.

MINUTES

Greg Barley motioned to approve February 10, 2009 Board meeting minutes as corrected. The motion was 2nd by Jodi LaFreniere. The motion passed unanimously.

COMMITTEE

Architectural Approval Committee

12409 Canolder appeal was denied. Jade Litcher moved to overrule the denial by the AAC provided that the pergola is covered by vines during the growing season. Greg Barley 2nd the motion. Voting for the motion were Greg Barley, Jason Fried and Jade Litcher. Voting against the motion were Jodi LaFreniere, Bill Krupp and Chip Finley. The motion failed.

12213 Fieldmist Drive- the Board requested that additional information be provided the AAC by the homeowner.

3323 Cotton Press application was approved as amended. Jodi LaFreniere made the motion and Jason Fried 2nd the motion. The motion passed unanimously.

UNFINISHED BUSINESS

The Board requested a letter of appreciation be sent to the City Planning Staff and reaffirmed that the Wakefield Plantation HOA Board wants to be involved in future meetings on the Falls of Neuse projects.

The proposal for Refurbishing Street Signs was tabled and the Board requested additional information.

The Cedar Grove Common and Cathedral Bell area at the new 98 was tabled and pending additional information.

The Annual Homeowners' meeting will be April 27th at Wakefield High School.

The Board received an update on the Reserve Study and will consider the plan at the May Board meeting.

NEW BUSINESS

Jodi LaFreniere moved and Jade Litcher 2nd the motion to accept Wakefield Plantation's proposal of \$1,600 to replace trees at the Carrington entrance. The motion passed unanimously.

Bill Krupp moved and Greg Barley 2nd the motion to accept the bid from Hut Helper for repainting and replacing span boards of the fence for a total of \$5,500. The motion passed unanimously.

The Board moved to Executive Session with Jodi LaFreniere making the motion and Jason Fried 2nd the motion. The motion passed unanimously.

ADJOURNMENT

The motion to adjourn was made by Greg Barley and 2nd by Chip Finley With a unanimous vote the meeting was adjourned at 8:35 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meeting May 12, 2009

Board Members Present: Greg Barley, William Krupp, Jason Fried, Chip Finley,
Jade Litcher and Judy Lowe

CALL TO ORDER

President Greg Barley called the meeting to order at 6:30 pm at The Villages' Clubhouse

HOMEOWNERS' INPUT SESSION

No homeowners were present.

AGENDA

The agenda as amended was accepted by the Board. Jade Litcher made the motion and Greg Barley 2nd the motion. The motion passed unanimously.

FINANCIALS

Judy Lowe moved that the April 30, 2009 financial reports be approved and Jade Litcher 2nd the motion. The motion passed unanimously.

Jade Litcher moved that a two (2) month payment plan to be paid in full by 7/01/09 be extended to the homeowners of 2928 London Bell Drive. Chip Finley 2nd the motion and the motion passed unanimously.

MINUTES

Greg Barley motioned to approve March 10th, 2009 Board meeting minutes. The motion was 2nd by Jade Litcher. The motion passed unanimously.

The Board reviewed the April 27, 2009 Annual Homeowners Association minutes.

COMMITTEE

Architectural Approval Committee

Greg Barley moved and Bill Krupp 2nd that the funds be approved to consult counsel on the interpretation of documents to allow changing from 30 to 45 days to review of new architectural application by the AAC committee. The motion passed unanimously.

Bill Krupp moved that the following homeowners be appointed to the AAC committee- Frank Florio, Louis Valdez, Joe Mansell and Tony Morano. The motion was 2nd by Jade Litcher. Voting for the motion were Bill Krupp, Jade Litcher, Jason Fried and Judy Lowe. Voting against the motion were Chip Finley and Greg Barley. The motion passed.

Landscaping Committee

Bill Krupp nominated the following homeowners to the Landscaping Committee- Nancy Allen, Lynn Goins and John Pates. Judy Lowe 2nd the motion and the motion passed unanimously.

UNFINISHED BUSINESS

Dana Drew representing Southern Woodcraft and Design presented information on replacing signs as required by the new Federal MUTCD standards. The current guidelines for street signs, stop signs, speed limit signs and yield signs for minimum reflectivity are no longer acceptable and current signs must begin to be replaced starting in 2009 and continuing to 2015. The Board requested that multiyear proposals for replacing street signs in Wakefield Plantation be available at the next Board meeting.

NEW BUSINESS

Board 2009-2010 Officer Positions

Bill Krupp nominated and Chip Finley 2nd Greg Barley for President of the Wakefield Plantation Homeowners Association Board. Greg Barley was elected unanimously.

Jade Litcher nominated and Chip Finley 2nd Jodi LaFreniere for Vice President of the Wakefield Plantation Homeowners Association Board. Jodi LaFreniere was elected unanimously.

Chip Finley nominated and Judy Lowe 2nd Bill Krupp for Secretary of the Wakefield Plantation Homeowners Association Board. Bill Krupp was elected unanimously.

Jade Litcher nominated and Greg Barley 2nd Chip Finley for Treasurer of the Wakefield Plantation Homeowners Association Board. Chip Finley was elected unanimously.

ADJOURNMENT

The motion to adjourn was made by Chip Finley and 2nd by Jade Litcher. With a unanimous vote the meeting was adjourned at 8:30 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association

Board of Directors Meeting June 9, 2009

Board Members Present: Greg Barley, William Krupp, Jodi LaFreniere,
Jade Litcher and Judy Lowe

CALL TO ORDER

President Greg Barley called the meeting to order at 6:30 pm at The Villages' Clubhouse

HOMEOWNERS' INPUT SESSION

Kris Door requested that with the closing of the sales center on Wakefield Plantation Drive that the directing signs be removed and that a removal deadline is need. Further, she requested curb cuts and crossing be installed on Wakefield Plantation Drive. Nanfer Lopez spoke opposing his be cited for parking on the street rules violation. Eric Lentz requested a variance for placement of a playground set in his backyard.

AGENDA

The agenda as amended was accepted by the Board. Judy Lowe made the motion and Jade Litcher 2nd the motion. The motion passed unanimously.

FINANCIALS

Jade Litcher moved that the May 31, 2009 financial reports be approved and Judy Lowe 2nd the motion. The motion passed unanimously.

MINUTES

Judy Lowe motioned to approve May 12, 2009 Board meeting minutes. The motion was 2nd by Jade Litcher. The motion passed unanimously.

COMMITTEE

Architectural Approval Committee

Bill Krupp moved and Judy Lowe 2nd that 2609 Stratford Hall Drive be granted a variance with the stipulation that screening for the playset be in place by November 30th, 2009. The motion passed unanimously.

Bill Krupp moved and Greg Barley 2nd the motion to proceed with the process to amend the legal documents to allow changing from 30 to 45 days to review of new architectural application by the AAC committee. The motion failed with Bill Krupp and Greg Barley voting for the motion and voting against were Jade Litcher, Judy Lowe and Jodi LaFreniere.

Landscaping Committee

Vickie Cannavan was appointed to the Landscaping Committee.

Neighborhood Watch Committee

Bill Wilson with York Security presented the monthly report and answered the Board's questions.

Jade Litcher moved and Jodi LaFreniere 2nd that 3308 Sugar House Street household be fined \$50 a day for the next six month that there is a vehicle parked on the street regularly or overnight. The motion passed unanimously.

UNFINISHED BUSINESS

The proposal to Refurbish Street Signs was tabled. Councilman Russ Stephenson has requested that NCDOT provide plans compare planting plans for similar communities as those near the Highway 98 Bypass. Jennifer Burch requested that the Asphalt Path repairs be tabled pending bids. The Homeowner's request for a Communications Committee was tabled pending the homeowner's presentation to the Board. Greg Barley presented the Board with the latest plans on the Falls of Neuse Road Widening Project.

NEW BUSINESS

The item of curb cuts will be brought back to the Board. The Board requested a report from the City of Raleigh police and that more be done concerning speeding traffic on Wakefield Plantation Drive, Honeychurch Street, and Forest Pines Drive especially in front of the schools.

The Board voted to go into Executive Session to discuss financial matters. Judy Lowe made the motion and Jade Litcher 2nd the motion. The motion passed unanimously.

Jodi LaFreniere moved and Bill Krupp 2nd that the financial payment plan as presented be accepted. Voting for the motion were Greg Barley, William Krupp, Jodi and Judy Lowe. Jade Litcher opposed the motion. The motion passed four to one.

ADJOURNMENT

The motion to adjourn was made by Jade Litcher and 2nd by Judy Lowe. With a unanimous vote the meeting was adjourned at 8:39 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association

Board of Directors Meeting July 14, 2009

Board Members Present: Greg Barley, William Krupp, and
Jason Fried and Jade Litcher

CALL TO ORDER

President Greg Barley called the meeting to order at 6:30 pm at The Villages' Clubhouse

HOMEOWNERS' INPUT SESSION

Mike Marchetta volunteered to establish a website for Wakefield Plantation to further communication, messages, polls, forums, calendars, etc. He projected a startup cost of \$150-200. Kris Door requested directing signs to the now closed sales center be removed. Further, she requested curb cuts and crossing be installed on Wakefield Plantation Drive and at the greenway crossings.

AGENDA

The agenda as amended was accepted by the Board. Jade Litcher made the motion and Jason Fried 2nd the motion. The motion passed unanimously.

FINANCIALS

Jade Litcher moved that the June 30, 2009 financial reports be approved and Jason Fried 2nd the motion. The motion passed unanimously.

MINUTES

Greg Barley motioned to approve June 9, 2009 Board meeting minutes as corrected. The motion was 2nd by Jade Litcher. The motion passed unanimously.

Greg Barley moved that the June 9, 2009 Executive Session minutes be accepted. Jade Litcher 2nd the motion which passed unanimously.

COMMITTEE

Architectural Approval Committee

The Board requested that a letter be sent to the city attorney and the elected City Council to determine if the City Attorney would approve amending our documents to allow 45 days to review architectural application.

Jade Litcher moved that Scott Harmer be appointed to the Architectural Review Committee. Bill Krupp 2nd the motion which passed unanimously.

Neighborhood Watch Committee

The Board received an update from York Security.

UNFINISHED BUSINESS

The proposal to refurbish street signs was tabled. The Board requested 3 bids to replace/maintain street sign posts that need attention to be stabilized and that a 10 year replacement program costs would be compiled.

Jade Litcher moved that the asphalt path repair bid from T.R. Vernal Paving be accepted for \$3,956.00. Bill Krupp 2nd the motion which passed unanimously.

Bill Krupp moved that a contractor be hired to remove the permanent visitors/welcome center signs along with two custom homes signs. Greg Barley 2nd the motion which passed unanimously.

The Board directed Jennifer Burch to write a letter to City Council requesting that no further delays be considered in the Falls of Neuse Widening Project and that the Board supports a center median without a center turning lane as the safest alternative.

NEW BUSINESS

The Board directed Jennifer Burch to contact the city and City Council requesting the fulfillment of the city commitment for curb cuts on Wakefield Plantation Drive, Village Springs and on the Greenway as a matter of public safety.

ADJOURNMENT

The motion to adjourn was made by Jason Fried and 2nd by Greg Barley. With a unanimous vote the meeting was adjourned at 8:23 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association

Board of Directors Meeting August 11, 2009

Board Members Present: Greg Barley, William Krupp, Jodi LaFreniere,
Chip Finley, Jason Fried, Judy Lowe and Jade Litcher

CALL TO ORDER

President Greg Barley called the meeting to order at 6:30 pm at The Villages' Clubhouse

HOMEOWNERS' INPUT SESSION

Bishop Alphanso Smith presented the Board a letter and spoke concerning the on-street parking at 12501 Richmond Run. John Pates presented pictures to the Board and expressed his concern over undeveloped and neglected lots in the Courtyard Villas.

AGENDA

The agenda as amended was accepted by the Board. Jade Litcher made the motion and Jason Fried 2nd the motion. The motion passed unanimously.

HEARINGS

2900 Bergamot Court's basketball goal has been removed from the street in compliance with the Board's directive

2904 Bergamot Court basketball goal has not been removed and attempts to contact the owner(s) or resident(s) have been unsuccessful.

Jade Litcher moved and Jodi LaFreniere 2nd that at \$50 fine per vehicle be imposed for future violations of the on-street parking policy at 12501 Richmond Run for the next six months. The motion passed unanimously.

FINANCIALS

Chip Finley moved that the July 31, 2009 financial reports be approved and Jade Litcher 2nd the motion. The motion passed unanimously.

MINUTES

Jason Fried motioned to approve July 14, 2009 Board meeting minutes as corrected. The motion was 2nd by Judy Lowe. The motion passed unanimously.

COMMITTEE

Architectural Approval Committee

The vote and discussions on appointment(s) to the ARC were tabled. The Board requested more information concerning 3307 Chrysanthemum Way. The Board requested that the Landscaping Committee notify the Board of their future meetings and that Board members were invited to attend these meetings.

Neighborhood Watch Committee

The Board received an update from York Security from Douglas Tro.

UNFINISHED BUSINESS

Approval of a proposal to replace street signs was tabled pending the development of long term plans with estimates that could be included in the Board's long-term financial plan.

The Board received an update on the Greenway Curb cuts and the City's response. President Barley gave an update on the City Council's approval of the City Engineer's Falls of Neuse Widening Project plan at the 25% approval point.

NEW BUSINESS

The Board requested more information from the owner of 3352 Sugar House Street.

Judy Lowe moved and Jade Litcher 2nd the motion to go into Executive Session. The vote was unanimous.

ADJOURNMENT

The meeting was adjourned at 9:15 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association

Board of Directors Meeting September 9, 2009

Board Members Present: Greg Barley, Chip Finley, Jason Fried, Judy Lowe and Jade Litcher

CALL TO ORDER

President Greg Barley called the meeting to order at 6:30 pm at The Villages' Clubhouse

HOMEOWNERS' INPUT SESSION

Greenway construction at Falls of Neuse - Bedford community is waiting on construction to be complete, awaiting information sharing. Kris Door will call and ask for design details.

AGENDA

Greg Barley raised, under unfinished business, the utility box on WP Drive. Keep it on the agenda so we don't lose track.

Greg Barley raised a question of a potential Board member vacancy to discuss next month

Payment plans - any with specific address we can discuss in Exec Session. Hearings will be in Open session. All scheduled today may be resolved.

Motion made to approve agenda by Judy Lowe, 2nd by Jade Litcher. Motion passed unanimously.

HEARINGS

3352 Sugarhouse St. - Homeowner will ask his employer to pay for magnets to cover the signage on his plumbing van and share the response with Jennifer. No formal decision made yet.

12521 Honeychurch St. - Have not responded whatsoever to letters. New letter will be sent laying out 1st maintenance application to be made to lawn by PPM. That will incur cost for server plus \$100 fine and \$25 each day after that no response is made from homeowner. Additional \$100 fine and cost for service if 2nd application needed to lawn, followed by \$25/day and additional \$100 fine plus cost if 3rd application required. Motion passed unanimously. Motion made by Greg Barley, 2nd by Jade Litcher. Motion passed unanimously.

3328 Cotton Press – Greg Barley motioned - even if they are out of town need to maintain lawn. We understand they have corrected this. 2nd by Judy Lowe, motion passed unanimously. We will defer enforcement for 1 month to see if they maintain.

2904 Bergamot - has been corrected, no further action needed at this time.

FINANCIALS

Jason Fried moved that the August 2009 financial reports be approved and Chip Finley 2nd the motion. The motion passed unanimously.

MINUTES

Judy Lowe motioned to approve August 2009 Board meeting minutes as corrected. The motion was 2nd by Jade Litcher. The motion passed unanimously.

COMMITTEE

Architectural Approval Committee

3 volunteer applications submitted for review. This is tabled until next month, awaiting recommendation from AAC.

Landscaping Committee

Management advised of drive through with the community and landscaping company. Chip Finley suggested committee look into low voltage lighting for the asphalt path along Falls of Neuse.

Neighborhood Watch Committee

Nothing reported at this time.

UNFINISHED BUSINESS

Street Signs – Jade Litcher to speak with Southern to get answers then invite them to either standard board meeting or separate meeting.

Greenway Curb Cuts update - Management talking with Koopman, work order has been submitted to City of Raleigh.

Developer/Builder signage - Management will respond, Wake Dev had stated they were 'done' in WP and turned over to Board, so we believed we were following the language.

Utility Box by WP Drive/Cedar Grove – Jade Litcher to provide Deltacomm contact info to management.

NEW BUSINESS

Falls Fire Dept on list for closing - Greg Barley attended meeting with Fire dept volunteer and other local subdivisions as well. Greg Barley has sent email to County Commissioners personally in support of keeping it open. Management will send letter as well with copy to City Council.

Sod at Cathedral at top of Honeychurch - tabled until next month

Builder's lots not being maintained - HO can call City of Raleigh. WP HOA - go to builders and tell them to take care of lots - if not get city (through Council) to get involved.

2010 Draft budget -

- Security control, not increasing for 2010
- Will review this month and discuss in October

Potential board member leaving - table to next month.

Motion to move to executive session by Jade Litcher, 2nd Chip Finley. Motion passed unanimously.

The following motions made following executive session:

3412 Great Bear Lane – Greg Barley moved to accept payment plan. Judy Lowe seconded. Motion passed unanimously

3315 Colorcott Street – Judy Lowe moved to accept payment plan, Greg Barley 2nd. Motion passed unanimously.

2521 Spruce Shadows Lane – Judy Lowe moved to waive late fees but homeowner responsible for legal fees. Greg Barley 2nd. Motion passed unanimously.

2900 Bergamot – Greg Barley moved to proceed with foreclosure, Judy Lowe 2nd. Motion passed unanimously.

11710 Mezzanine Drive – Greg Barley moved to proceed with foreclosure, Jade Litcher 2nd. Motion passed unanimously.

ADJOURNMENT

The meeting was adjourned at 9:36 PM.

Respectfully Submitted,

Jason Fried, Director

Wakefield Plantation Homeowners Association

Board of Directors Meeting October 13, 2009

Board Members Present: Greg Barley, William Krupp, Chip Finley and
Judy Lowe, and Jade Litcher

CALL TO ORDER

President Greg Barley called the meeting to order at 6:30 pm at The Villages' Clubhouse

HOMEOWNERS' INPUT SESSION

Chris Chapman had questions on enforcement of covenants concerning parking of commercial vehicles.

AGENDA

The agenda as amended was accepted by the Board. Jade Litcher made the motion and Chip Finley 2nd the motion. The motion passed unanimously.

FINANCIALS

Chip Finley moved that the September 30, 2009 financial reports be approved and Jade Litcher 2nd the motion. The motion passed unanimously.

MINUTES

The Board tabled action on the September 9, 2009 minutes to the next Board meeting requesting additional information.

COMMITTEE

Architectural Approval Committee

Bill Krupp moved that Neil Van Dyne be appointed to the Architectural Approval Committee. Judy Lowe 2nd the motion and the motion passed unanimously.

Neighborhood Watch Committee

The Board received an update from York Security.

UNFINISHED BUSINESS

Southern Woodcraft & Design's proposal to replace Wakefield Plantation's decorative street signs over a 5 to 6 year period was accepted. The motion was made by Jade Litcher and 2nd by Chip Finley. The motion passed unanimously.

Judy Lowe moved that the Board accept the Reserve Fund Update. Greg Barley 2nd the motion with the motion passing unanimously.

Bill Krupp made the following motion regarding 3352 Sugar House Street. Given that the homeowner could not park his commercial vehicle in his garage, the Board required that his company's vehicle' sign be covered. This variance allows only for a white cover and magnets to match the white paint of the vehicle. The motion was 2nd by Jade Litcher. The motion passed unanimously.

The Board moved to adopt the 2010 Homeowners Association budget allowing for no increase in dues. Chip Finley made the motion and Jade Litcher 2nd the motion. The motion passed unanimously.

The Board requested updated information concerning the Greenway curbcuts be available at the next Board meeting.

The Board voted to go into Executive Session to discuss legal matters. Judy Lowe made the motion with the 2nd by Greg Barley. The motion passed unanimously.

NEW BUSINESS

The Board discussed the use and limitations for E-Blast communication requesting that Jennifer Burch limit them to items of urgent safety and other important interests to the community involving the Wakefield Plantation community.

ADJOURNMENT

The motion to adjourn was made by Chip Finley and 2nd by Jade Litcher. With a unanimous vote the meeting was adjourned at 8:18 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association

Board of Directors Meeting December 8, 2009

Board Members Present: Greg Barley, William Krupp,
Jason Fried, and Jade Litcher

CALL TO ORDER

President Greg Barley called the meeting to order at 6:30 pm at The Villages' Clubhouse

HOMEOWNERS' INPUT SESSION

Linda Faulkner questioned if there were plans to extend the walk path or sidewalks to Magnolia. Chris Door expressed appreciation for the curb cuts that were completed and requested that the Board continue to press the City for additional curb cuts.

AGENDA

The agenda as amended was accepted by the Board. Jason Fried made the motion and Greg Barley 2nd the motion. The motion passed unanimously.

FINANCIALS

Jason Fried moved that the October 31, 2009 financial reports be approved and Jade Litcher 2nd the motion. The motion passed unanimously.

MINUTES

The Board approved the October 13, 2009 minutes as amended. Greg Barley made the motion and Jade Litcher 2nd the motion. The motion passed unanimously.

The Board approved the October 13, 2009 Executive Session minutes with Greg Barley making the motion and Jade Litcher 2nd the motion. The motion passed unanimously.

The Board approved the September 9, 2009 minutes as amended with Greg Barley making the motion and Jade Litcher 2nd the motion. The motion passed unanimously.

COMMITTEE

Neighborhood Watch Committee

The Board received an update from York Security.

Landscaping Committee

The Board reviewed the November Wakefield Nursery and Landscaping Report.

UNFINISHED BUSINESS

Greg Barley moved to approve Phase I of the Street Sign Refurbishing Plan with funding coming for the reserves for \$41,170.08. Jade Litcher 2nd the motion which passed unanimously.

The Board authorized Jennifer Burch to negotiate with Wakefield Development for replacement of signs up to reimbursement costs of \$1,000. Bill Krupp made the motion and Greg Barley 2nd the motion. The motion passed unanimously.

The Board received a report from Greg Barley concerning the status of the Falls of Neuse widening project. The Board shall continue the position that no more additional traffic lights be installed.

The Board voted to go into Executive Session to discuss legal matters. Greg Barley made the motion and Jason Fried 2nd the motion. The motion passed unanimously.

NEW BUSINESS

The request to reduce the size the traffic circle in Calloway on the Green died for lack of a motion.

Request from Edgewood for assistance with landscaping costs died for lack of a motion.

The proposal from Wakefield Nursery for replacement of a tree at the main entrance was tabled.

The Board requested additional information about trees in all of Wakefield Plantation which may need to be removed to improve traffic safety.

ADJOURNMENT

The motion to adjourn was made by Jade Litcher and 2nd by Greg Barley. With a unanimous vote the meeting was adjourned at 9:00 PM.

Respectfully Submitted,

William Krupp, Secretary