

Wakefield Plantation Homeowners Association

Board of Directors Meeting January 18th, 2011

Board Members Present: William Krupp, Judy Lowe, Greg Barley,
Kris Door, 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

Lee Crosby of Club Villas expressed her appreciation to the Board members for working to make Wakefield Plantation a better place to live. James Dvorak, a member of the Club Villas sub-association Board, gave an updates on the progress made with the new owner-Wells Fargo. Steven Lane addressed the Board giving more information on his request for a variance for his trailer. Harry Vanderbach, president of the Calloway On The Green sub-association, was present in response to the Board's invitation to attend the Board's monthly meeting which was sent to all sub-associations' Boards.

AGENDA

The agenda was approved as amended by the Board. Judy Lowe made the motion and Kris Door 2nd the motion. The motion passed unanimously.

FINANCIALS

Kris Door moved that the December 31st, 2010 financial reports be approved and Jade Litcher 2nd the motion. The motion passed unanimously.

Greg Barley moved and Judy Lowe 2nd the motion to reimburse the Magnolia sub-association for past electric light bills they paid which were the responsibility of the Master Association. The motion passed unanimously.

Greg Barley moved and Judy Lowe 2nd that a homeowner's payment plan be accepted with the balance due being paid off within 6 months and if so, the late fees be waived. The motion passed unanimously.

Greg Barley moved and Jade Litcher 2nd that the demand letter to the homeowner be held until August 1st, 2011. The motion passed unanimously.

Greg Barley and Judy Lowe 2nd the motioned that the homeowner's proposed of \$100 a month be accepted with the waiver of late fees. The motion passed unanimously.

MINUTES

Kris Door motioned to approve December 14, 2010 Board meeting minutes. The motion was 2nd by Jade Litcher. The motion passed unanimously.

COMMITTEES

Neighborhood Watch/Security Committee

The Board reviewed the December York Security report.

Communication Committee:

Website update was given by Kris Door with 50 residents now registered. The Board reviewed the mock-up of the post card being sent to residents announcing the new website and encouraging them to register.

Landscaping Committee

Requests for enhancements have been forwarded to the Landscaping Committee.

Bill Krupp reported on signage work by the Landscaping Committee. The Board requested a review of the directional information under consideration for the signage.

UNFINISHED BUSINESS

Jennifer Burch stated that the landscaping proposal for the section near Cathedral Bell on the Fall of Neuse Extension at the 98 By-pass is being forwarded to Pulte.

Greg Barley gave an update on the Forest Ridge Park stating that the design is being studied by the Corp of Engineers.

The curb cuts contracted are now completed. In communications with Eric Lamb, Manager of Raleigh's Transportation Services Division, stated that the curb cuts at the traffic circle are "in scheduling".

Jennifer Burch gave the Board an update on the improvement on the builder's lots and common areas within Club Villas. The silt fence has been removed and clearing of debris on builder's lots has begun. Wells Fargo will have the lots on the market soon and the meter at the corner of Carriage Oaks is being removed. Additional landscaping work is anticipated with frequent inspections. Wells Fargo will now be paying builder's dues.

The ownership of the retaining wall in disrepair on The New Falls of Neuse has been determined and the proper insurance company is being contacted.

Jade Litcher moved that a Board schedule hearing concerning the request for a variance for a trailer at 2716 Stratford Hall be scheduled for the February Board meeting giving the owner additional time to correct the matter. The motion was 2nd by Kris Door. The motion passed unanimously.

NEW BUSINESS

Post card mailings to all homeowners will announce the new HOA website. The post card will also mention the Annual Homeowners' Meeting on Thursday, April 14th, and Board district positions up for election.

The Annual Homeowners Meeting will be April 14th. City Council Members Odom, Stephenson and Baldwin have been invited to attend. Additionally the following will be invited to attend: Congressman Brad Miller, State Senator Neal Hunt, State Representative Marilyn Avila, York Security's representative, and the association lawyer.

The Board discussed the Spruce Tree Way Parking issue as requested by the Villages sub-association. Jennifer Burch stated that she has sent a letter to the Woodland Apartments' management requesting that they alert their renters to the problem parking on Spruce Tree Way. Jennifer and Bill Krupp have noted a marked decrease in on-street parking but will continue to monitor the situation.

The Board voted to go into Executive Session with the motion made by Jade Litcher and 2nd by Kris Door. The motion passed unanimously.

ADJOURNMENT

The motion to adjourn was made by Greg Barley and 2nd by Kris Door. With a unanimous vote the meeting was adjourned at 9:20 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association

Board of Directors Meeting February 8, 2011

Board Members Present: William Krupp, Judy Lowe, Greg Barley,
Kris Door, 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

Lee Crosby of Club Villas expressed her concerns with the condition of the common areas within Club Villas. Lisa Helms of Magnolia requested that the Master Association pay for landscaping and maintenance of their main entrance.

AGENDA

The agenda was approved as amended by the Board. Judy Lowe made the motion and Jason Fried 2nd the motion. The motion passed unanimously.

FINANCIALS

Kris Door moved that the January 31st, 2011 financial reports be approved and Jason Fried 2nd the motion. The motion passed unanimously.

Greg Barley moved and Kris Door 2nd that homeowner's payment plan be rejected and to communicated back to the homeowner that the balance due is to be paid off within 6 months. The motion passed unanimously.

MINUTES

Judy Lowe motioned to approve January 18th, 2011 Board meeting minutes as amended. The motion was 2nd by Jade Litcher. The motion passed unanimously.

COMMITTEES

Architectural Approval Committee

Kris Door moved and Judy Lowe 2nd that the sub-association is to inform that homeowner at 12218 Fox Valley Road to submit an ARC application for approval of an exterior change (chalk board) to the Master Association Board for a variance and interpretation. The motion passed with Greg Barley voting no and William Krupp, Judy Lowe, Kris Door, Jason Fried and Jade Litcher voting yes.

Neighborhood Watch/Security Committee

The Board reviewed the January York Security report.

Communication Committee:

Currently 64 homeowners are registered on the HOA website. Once registered homeowners can edit which information they wish to reveal. A post card in support of the website will be sent out soon.

Landscaping Committee

Requests for enhancements have been forwarded to the Landscaping Committee.

Bill Krupp presented the proposed directional signs from Rodney Signs. The specification will be sent out for additional bids

UNFINISHED BUSINESS

Bill Krupp moved and Judy Lowe 2nd that the Master Association pay the one-half share of the cost of Wakefield Nursery Proposal for tree installation at the corner of the 98 By-pass and Old Falls of Neuse to Cathedral Bell dead end for a cost of \$11,782.50 and the Master Association will sign the Pulte agreement. The motion passed unanimously.

Traffic Study the state highway department will patrol the 98 By-pass.

The new street light has been installed at the 98 By-pass and Wakefield Plantation Drive intersection.

Bill Krupp reported that the city will not allow entrance monument at 98 and Wakefield Plantation Drive to be placed in the median. Rodney Signs and the Landscaping Committee propose that entrance monuments be placed on either side up on the berms. The contracts with Rodney Signs and Carolina Outdoor Lighting will need to be re-negotiated with final approval of the contracts required by the Board. The Board requested time to review the proposed site.

Jennifer Burch reported that the city is scheduling traffic circle curb cuts for this spring.

The homeowner reported that the work on the damaged retaining wall on New Falls of Neuse is to begin this week.

The Homeowners Annual Meeting will be April 14th. Directors for 2, 6, and 7 districts are up for election. Two notices to Homeowners will be mailed with the first alerting homeowners to the election and seeking nominations. The second will contain the proxy, voting and meeting information.

NEW BUSINESS

The request for the Magnolia sub-association reimbursement for landscaping of their front entrance for was tabled pending additional information.

Greg Barley moved that Phase II of the Street replacement project by Southern Woodcraft be funded to \$46,244.94 from reserves. Jason Fried 2nd the motion and the motion passed unanimously.

The Board voted to go into Executive Session with the motion made by Kris Door and 2nd by Jason Fried. The motion passed unanimously.

ADJOURNMENT

The motion to adjourn was made by Kris Door and 2nd by Jason Fried. 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 March 8th, 2011

Board Members Present: William Krupp, Judy Lowe, Greg Barley,
Kris Door, 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

Sandy McLaughlin presented complaints about the 98 By-pass including traffic noise, safety and speeding. Wendy Lewis presented documentation to the Board concerning her request for a variance.

AGENDA

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

FINANCIALS

Jade Litcher moved that the February 28th, 2011 financial reports be approved and Kris Door 2nd the motion. The motion passed unanimously.

Greg Barley moved and Jade Litcher 2nd that the homeowner's proposed payment plan be rejected and the homeowner abide by the Board's original payment plan. The motion passed unanimously.

MINUTES

Jade Litcher motioned to approve February 8, 2011 Board meeting minutes. The motion was 2nd by Lowe. The motion passed unanimously.

COMMITTEES

Architectural Approval Committee

Bill Krupp moved that the appeal for a variance for 12261 Beestone Lane be granted. Kris Door 2nd the motion and it passed unanimously.

Neighborhood Watch/Security Committee

The Board reviewed the February York Security report.

Communication Committee:

Currently 250 homeowners are registered on the HOA website.

Landscaping Committee

Requests for enhancements have been forwarded to the Landscaping Committee.

Bill Krupp presented three bids for directional sign. We have received permission for four directional sites so far.

Greg Barley moved that the scale treatment contract from Wakefield Nursery be accepted. Kris Door 2nd the motion which passed unanimously.

UNFINISHED BUSINESS

Greg Barley reported that the Falls of Neuse Widening Project is on schedule for an April 2011 start and the New Falls of Neuse Bridge is scheduled to be finished in October.

Jennifer Burch reports that we are awaiting Pulte's agreement to a joint project for additional landscaping for Falls of Neuse at the 98 By-Pass and Cedar Grove. She reports that Wake Forest is requesting that the legislature de-annex from Raleigh up to the city border south of the 98 By-Pass.

Bill Krupp reported that the city has rejected the 2nd request to allow an entrance monument at the 98- By-pass and Wakefield Plantation Drive to be placed in the median. He is working with Rodney Signs for new single monument design to be placed on the TPC side of Wakefield Plantation Drive and the 98 By-pass. The Landscaping Committee and Wakefield Nursery have been asked to plan landscaping for the median.

Kris Door reports that the plans for curb cuts at the Greenway and Wakefield Plantation Drive are progressing.

The Homeowners Annual Meeting will be April 14th. The Board reviewed the agenda meeting notice, and invited guest speakers.

NEW BUSINESS

Wake County is again considering closing the Wake Forest Fire Department station on Falls of the Neuse. The Board requested the contact person to express their concerns.

Greg Barley moved and Kris Door 2nd that Wakefield Nursery removed 5 trees on the median at Wakefield Plantation Drive and that if they believe they will survive, the trees should be transplanted to the new 98 By-pass entrance. 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 9:00 pm.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association
Board of Directors Meeting May 17, 2011

Board Members Present: Stephen Johnson, Greg Barley, Bill Krupp, Jade Litcher, Kris Door, and Judy Lowe

CALL TO ORDER: President Greg Barley called the meeting to order at 6:30 pm at the Wakefield Villages Clubhouse.

HOMEOWNERS INPUT SESSION: Betty Brandon of Club Villas expressed her concern over a hedgerow that was blocking her view of a pond and the golf course. Lorrane Woodward requested an accelerated review of her pool application. Cindy Killian spoke in support of her application for a front porch chalk board. Rob Webb requested clarification of the Master Association's review of sub-association's granted variance.

AGENDA: Judy Lowe moved that the agenda be approved as amended. Jade Litcher 2nd the motion and the motion passed unanimously.

ELECTION OF BOARD OFFICERS: Judy Lowe motioned that the following Board members be elected as 2011-2012 with Kris Door 2nd the motion. The motion passed unanimously.

President- Greg Barley

Vice- President- Kris Door

Secretary- Bill Krupp

Treasurer- Jade Litcher

Director – Jason Fried

Director – Stephen Johnson

Director – Judy Lowe

FINANCIALS: Greg Barley moved that the April 30, 2011 financial reports be approved and Judy Lowe 2nd the motion. The motion passed unanimously.

Greg Barley moved and Jade Litcher 2nd that non-payment cases 1, 2, and 3 be considered bad debts and written off. The motion passed unanimously.

The Board asked Jennifer Burch to further investigate case 4.

MINUTES: Greg Barley motioned to approve the March 8, 2011 Board Meeting Minutes and the April 14th Special Board Meeting Minutes as amended. The motion was 2nd by Kris Door with the motion passing unanimously.

COMMITTEES

Architectural Committee: Appointment to the Architectural Review Committee was tabled with the Board's request that the ARC review the applications and check with current members and report back to the Board for consideration.

Jade Litcher moved that the 12218 Fox Valley homeowner's request for a variance for a chalkboard be approved based on Edgewood's Board's ruling and the provision words not be used on it. Kris Door 2nd the motion. The vote was For Jade Litcher, and Stephen Johnson, Abstain- Kris Door, Against- Greg Barley, Judy Lowe, and Bill Krupp. The motion failed.

The pool application for 12440 Richmond Run was referred to the ARC.

Neighborhood Watch/ Security Committee: The Board reviewed the March and April York Security Reports.

Communications Committee: Kris Door reported that 340 residents have registered on the website. The Board supported her request to set-up links to sub-associations' websites.

Landscaping Committee: Jennifer Burch reported that landscaping enhancements are being investigated and will be brought back to the Board for action.

Action on the Directional Signs was tabled.

UNFINISHED BUSINESS

Pulte has not responded to the Board's request for language changes on a landscaping agreement.

The Board agreed to submission of monument plans to the city for approval.

Greg Barley moved that the monument proposal from Rodney Signs be accepted for \$19,971.59. Judy Lowe 2nd the motion which failed. Voting Yes- Bill Krupp, Judy Lowe and Greg Barley, Abstaining- Kris Door and Stephen Johnson and voting No- Jade Litcher.

No action was taken on Magnolia Homeowners Association's request for landscaping reimbursement.

NEW BUSINESS

Kris Door moved that the following wording be approved for the Architectural Guidelines: Due to the uniqueness of corner properties, any backyard additions such as playsets, gazebos, and other structures must be screened on the side-street side as well as the front-street side of the property at least 4' tall and on 4' centers at the initial stage of installation. Further, the requirement for initial screening plantings be raised from 36 inches to four feet. Bill Krupp 2nd the motion which passed unanimously. Revisions are to be inserted in Architectural Guidelines' Screening section.

The Foster Lake & Pond Management contract was tabled.

The Board asked Jennifer Burch to investigate the street lighting situation at the entrance to Carrington.

Judy Lowe moved that the Board go into Executive Session and Jade Litcher 2nd the motion which passed unanimously.

ADJOURNMENT: The motion to adjourn was made by Jade Litcher and 2nd by Kris Door. The meeting was adjourned at 9:05 pm.

Submitted by,

William Krupp
Secretary, Wakefield Plantation Board of Directors

**Wakefield Plantation Homeowners Association
Board of Directors Meeting
Villages Clubhouse
June 14, 2011**

Board Members Present: Stephen Johnson, Greg Barley, Bill Krupp, Jade Litcher,
Kris Door, Jason Fried, Judy Lowe

CALL TO ORDER:

President Greg Barley called the meeting to order at 6:30 PM in the Villages Clubhouse.

HOMEOWNERS INPUT SESSION: No Comments

HEARINGS:

Bill Krupp moved that the management company send a letter warning the owner of 2716 Charleston Oaks Drive that a fine of \$50 per incident will be imposed if their vehicle is parked on the street overnight or regularly. Jade Litcher 2nd the motion which passed unanimously.

Bill Krupp moved that the management company send a letter warning the owner of 2620 Peachleaf Street that a fine of \$50 per incident will be imposed if their vehicle is parked on the street overnight or regularly. Kris Door 2nd the motion which passed unanimously.

Greg Barley moved that the owner of 2609 Stratford Hall be instructed to plant additional screening in front of the side yard fence with the screening to be four feet tall with 4 feet centers. Kris Door 2nd the motion which passed unanimously.

AGENDA:

Jason Fried moved that the June 14th, 2011 agenda be approved as amended. Kris Door 2nd the motion and the motion passed unanimously.

FINANCIALS:

Greg Barley moved that the May 31, 2011 financial reports be approved and Jason Fried 2nd the motion. The motion passed unanimously.

The management company was instructed to purchase and proceed with buying insurance for 2732 Garden Knoll Lane. Jade Litcher made the motion and Greg Barley 2nd the motion which passed unanimously.

MINUTES:

Kris Door motioned to approve the May 17, 2011 Board meeting minutes as amended. The motion was 2nd by Greg Barley with the motion passing unanimously.

COMMITTEES

Architectural Committee:

Bill Krupp moved that the following homeowners be appointed to the Architectural Review Committee- Tony Morano, Frank Florio, Scott Harmer, Neil Van Dyne, Elizabeth Scott, and Cathe Evans. The motion was 2nd by Kris Door and passed by a unanimous vote.

Wakefield Nursery's suggestions for tree plantings are to be put on the HOA website to assist homeowners in selecting appropriate trees.

Neighborhood Watch/ Security Committee:

The Board reviewed the May 2011 York Security Report. PPM was requested to provide feedback to York Security that their primary focus should be on residential areas.

Communications Committee:

Kris Door reported that 370 homeowners are registered on the HOA website.

Landscaping Committee

Bill Krupp moved that the following homeowners be appointed to the Landscaping Committee- Kathryn Spiegel, Pattie Pilarinos and Rosalie Metzler. The motion was 2nd by Greg Barley and the motion passed unanimously.

The Board received Wakefield Nursery's irrigation report and requested that the report be forwarded to the Landscaping Committee.

The Board requested that the homeowner provide more information on artificial turf.

The Board voted to accept Wakefield Nursery's proposal for \$23,565.00 to install Green Giant Arborvitae 6'-7' at the corner of 98 Bypass to guardrail where Cathedral Bell dead ends. PPM was instructed to inform the affected homeowners of the Board's unilateral decision. The motion was made by Bill Krupp and 2nd by Kris Door the motion passed unanimously.

UNFINISHED BUSINESS

Kris Door reported that the city wants to do the curb cuts at the traffic circle and bike paths at the same time.

Kris Door was instructed to pass on the Board members' suggestion to Rodney Signs concerning the new monument sign at the 98 By-pass. The Board realizes that additional cost may be involved.

Jennifer Burch report that the costs for the maintenance of bank owned lots have gone down this month with less lots needing basic maintenance.

NEW BUSINESS

The Board reaffirmed the existing policy forbidding the parking of commercial vehicle overnight within the properties. The property manager was instructed to contact the

commercial vehicle owners and the sub-association concerning the Master Association policy.

Jade Litcher moved that the Board go into Executive Session. Kris Door 2nd the motion which passed unanimously.

ADJOURNMENT:

The motion to adjourn was made by Judy Lowe and 2nd by Jade Litcher. The meeting was adjourned at 8:15 pm.

**Wakefield Plantation Homeowners Association
Board of Directors Meeting
July 12, 2011**

Board Members Present: Stephen Johnson, Greg Barley, Bill Krupp, Jade Litcher,
Kris Door, Jason Fried, Judy Lowe

CALL TO ORDER: Board President Greg Barley called the meeting to order at 6:30 PM.

Craig Ayscue and David Wright introduced their company Gaston Special Police, a private police company with bonded, sworn, commissioned law enforce officers.

Jim Shaffer and Harold Yelle present a plan for a security gate and camera system for the entrance of Rosemont and a special security association for Rosemont residents. They are currently in discussion with the city. An agreement for use/encumbrance of Master Association's property must be granted to approve.

HEARINGS:

2740 Peachleaf Street: The owner shall be sent a violation letter requesting their landscaping plan to improve their lawn maintenance:

12521 Pawley's Mill Circle: The owner appeared and explained the situation.

Greg Barley moved and Judy Lowe 2nd the motion that the Board shall monitor the parking and a letter shall be sent requesting the owner's plan to correct their lawn maintenance. The motion passed unanimously.

12417 Pawley's Mill Circle: The on street parking of a boat has been corrected.

AGENDA:

Jade Litcher moved that the agenda be approved as amended. Kris Door 2nd the motion and the motion passed unanimously.

FINANCIALS:

Jade Litcher moved that the June 30, 2011 financial reports be approved and Judy Lowe 2nd the motion. The motion passed unanimously.

MINUTES:

Jason Fried made the motion to approve the June 14, 2011 Board meeting minutes as amended. The motion was 2nd by Stephen Johnson with the motion passing unanimously.

COMMITTEES

Architectural Committee:

The Board requested a survey of the ivy and condition of bricks on the entrance monuments and reporting the findings back to the Board.

Neighborhood Watch/ Security Committee:

The Board reviewed the June 2011 York Security Report. The Board requested more information from Gaston Special Police Company including a sample contract similar to the current contract with York Security.

Communications Committee

Kris Door reported that several sub-associations have requested links on the Master Association's website. 389 homeowners have register on HOA's website. A reminder concerning the website, architectural guidelines including the approval process and reporting of violations is planned to be sent to all homeowners.

Landscaping Committee

Bill Krupp volunteered to be the Board's liaison to the Landscaping committee. The Board is very interested in a 5 year plan from the committee. Board members wish to be notified of the committee's meeting.

UNFINISHED BUSINESS

Greg Barley updated the Board on the Falls of Neuse Widening Project.

Jennifer Burch reported that the deannexation by Raleigh giving Wake Forest authority over the 98 By-Pass next to Wakefield Plantation has been approved by the 2011 General Assembly on June 16th. The Board directed Jennifer Burch to contact the Wake Forest police and request increased patrols on the 98 By-pass.

The Board directed Jennifer Burch to draft and send to the Mayor and other council members a letter stating the Board's opposition to any changes in the current Falls of Neuse Widening project including the addition of more signal lights. Further, a letter should be sent to Senator Hunt expressing the Board's continued opposition to any changes in the Falls of Neuse Widening project. The motion was made by Greg Barley and 2nd by Judy Lowe.

Greg Barley stated he will seek more information on the Forest Ridge Park

Kris Door reported that the curb cut and median cut has been installed at the greenway crossing. The city is planning to install a pedestrian sign.

Jennifer Burch reported that owners of the "Savannah Parking Lot" have notified by certified letters all the Savannah owners that no parking will be allowed on their property and no parking signs will be installed.

The Board discussed new entrance monument at the 98 By Pass as proposed by Rodney Custom Signs (design D) and requested more information including a tighter, updated proposal and a second proposal (design A) for consideration and vote. Further, the Board requested a similar design for the other berm.

NEW BUSINESS

Bill Krupp moved that two Pet Waste stations be purchased and installed for apartment side New Falls of Neuse at a cost of \$500 each. The motion was 2nd by Greg Barley and passed unanimously

The Board discussed Rosemont residents' request for permission for an encroachment to install an entrance gate and camera system and asked that they proceed with soliciting further information from the City of Raleigh.

Judy Lowe moved to go into Executive Session and Jason Fried 2nd the motion. The motion passed unanimously.

ADJOURNMENT: The motion to adjourn was made by Kris Door and 2nd by Judy Lowe. The meeting was adjourned at 9:14 PM.

Wakefield Plantation Homeowners Association
Board of Directors Meeting
August 9, 2011

Board Members Present: Stephen Johnson, Greg Barley, Bill Krupp, Jade Litcher,
Kris Door, Judy Lowe

CALL TO ORDER: Board President Greg Barley called the meeting to order at 6:30 PM.

Homeowners Input Session:

Jim Deming reported parking problems and possible business activity on Waterlow Park Lane. Tony Morano spoke in favor of the Board endorsing the Half Marathon during the Fun Run.

AGENDA:

Judy Lowe moved that the agenda be approved as amended. Jade Litcher 2nd the motion and the motion passed unanimously.

FINANCIALS:

Jade Litcher moved that the July 31, 2011 financial reports be approved and Stephen Johnson 2nd the motion. The motion passed unanimously.

Kris Door moved that the December 31, 2010 Wakefield Plantation Community Association, Inc. Financial Statement and Independent Auditors' Report be accepted. Judy Lowe 2nd the motion. The motion passed unanimously.

MINUTES:

Jade Litcher made the motion to approve the July 12, 2011 Board meeting minutes as amended. The motion was 2nd by Kris with the motion passing unanimously.

COMMITTEES

Architectural Committee: No report

Neighborhood Watch/ Security Committee:

The Board reviewed the July 2011 York Security Report and discussed concerns, reporting and activities. It was suggested that York Security equip their vehicles with police scanners (if legal) and questioned how they are focusing their activities.

The Board reviewed the Gaston Special Police information about community security. The Board requested additional information and specifics on security providers.

Communications Committee

Approximately 400 homeowners have register on HOA's website. Kris Door plans to add a section to the website on the history of Wakefield.

Landscaping Committee

Bill Krupp moved that the Wakefield Nursery's proposal to remove ivy and ivy debris from the main entrance and Savannah entrance for \$900 be tabled. The Board sent the proposal back to Wakefield Nursery seeking a lower bid price. Greg Barley 2nd the motion. The motion passed unanimously.

The Board reviewed the July 21, 2011 Landscaping Committee Minutes and the Wakefield Landscaping Committee Recommendations Summary.

Bill Krupp moved that the Board appoint John Ducatte to the Landscaping Committee. Judy Lowe 2nd the motion which passed unanimously.

The Board asked the Landscaping Committee to review the draft of the Landscaping Committee Guidelines for their comments and suggestions.

UNFINISHED BUSINESS

Falls of Neuse Widening Project:

Greg Barley reported that the widening is underway.

98 Bypass Monument Project:

Bill Krupp moved that the Option A design be selected and that if the motion failed that Option D is the default choice of the Board. Further, the bid from Rodney Signs must be specific with defined line items. Voting No was Jade Litcher with Bill Krupp, Greg Barley, Judy Lowe, Stephen Johnson and Kris Door voting Yes. The motion passed.

Forest Ridge Park:

The Army Corp of Engineers is still in deliberations with the city.

Traffic Circle Curb Cuts: No additional information

Violations:

Mailboxes in repair:

Rather than individual letters being sent out at this time a mass mailing to the homeowners should be sent in December indicating which companies would replace or repair the mailboxes (hopefully, at a discount). If the only repair is for the "golden" WP then the letter would suggest inexpensive methods to refurbish.

Bill Krupp moved and Stephen Johnson 2nd that the 12704 Topiary Court request for a parking variance be denied. The motion passed unanimously.

Sub Association Relationship Write-up:

Bill Krupp reported on meetings with three sub-associations' boards and expressed the usefulness for communications and information exchange. Additional meetings with sub-associations' boards are sought as well sub-associations' board members are encouraged to attend the Master Association's Board meetings.

Carrington's Entrance Street Lights:

Tony Ferguson of Progress Energy reported that street lights are not allowed to be installed under overhead transmission lines.

NEW BUSINESS

The Board endorsed the 3rd Annual Fun Run which is combined with the City's opening of the New Falls of Neuse Bridge on October 15, 2011.

The Board supports the Skinny Turkey Half Marathon during Fun Run on Thanksgiving morning, November 24, 2011.

ADJOURNMENT: The motion to adjourn was made by Judy Lowe and 2nd by Kris Door. The meeting was adjourned at 8:48 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association
Board of Directors Meeting
September 13, 2011

Board Members Present: Stephen Johnson, Greg Barley, Bill Krupp, Jade Litcher,
Kris Door, Judy Lowe

CALL TO ORDER: Board President Greg Barley called the meeting to order at 6:30 PM.

Homeowners Input Session.

Sandra Stokes spoke in support of her request for a parking variance. Ron Weinhold, Kingston's Community Manager and Pat Trifira, Kingston's HOA President, spoke in support of their request for the Master Association's financial support for landscaping in Kingston. Steve Strom, from The Arc of Wake County, requested financial and publicizing assistance with the opening ceremony of the New Falls of Neuse Bridge.

AGENDA:

Kris Door moved that the agenda be approved as amended. Judy Lowe 2nd the motion and the motion passed unanimously.

FINANCIALS:

Jade Litcher moved that the August 31, 2011 financial reports be approved and Kris Door 2nd the motion. The motion passed unanimously.

The Board discussed the proposed 2012 Budget.

1170-108 Coppergate: Stephen Johnson moved and Kris Door 2nd that the homeowner's request be denied but the Board would waiver late fees and the homeowner was to submit another financial arrangement proposal. The motion passed unanimously.

2905 Finsbury Park Way: Kris Door moved and Stephen Johnson 2nd that the homeowner's request be denied but the Board would waiver late fees and the homeowner was to submit a financial arrangement proposal. The motion passed unanimously.

12704 Topiary Court: Kris Door moved that the Board not allow the requested parking variance. Stephen Johnson 2nd the motion. The motion failed with Kris Door, Stephen Johnson, and Jade Litcher voting yes and voting no were Judy Lowe and Bill Krupp. President Barley abstained. No variance granted.

MINUTES:

Kris Door made the motion to approve the August 9th, 2001 Board meeting minutes as amended. The motion was 2nd by Judy Lowe with the motion passing unanimously.

COMMITTEES

Architectural Committee: No report

Neighborhood Watch/ Security Committee:

The Board reviewed the August 2011 York Security Report and discussed concerns. Jennifer Burch reported that York Security will be getting weekly police reports and police scanners are being installed in their vehicles to improve responsiveness.

Communications Committee:

Approximately 400 homeowners have registered on the HOA's website. Incorrect addresses have been researched and corrected. A *History of Wakefield Plantation* has been added to the website under "documents." A section devoted to the history of the community's development will be added in the future.

Landscaping Committee:

It was requested that notification of the City's requirement for pruning over sidewalks and streets be included in the January mailing to all residents.

Bill Krupp moved to accept Wakefield Nursery's proposal to install Winter Annuals at the WP logo bed and that the bed be elevated to improve the WP display for a total of \$1,980.00. Judy Lowe 2nd the motion. The motion passed unanimously.

Bill Krupp moved to accept Wakefield Nursery's proposal for Winter Annuals at the Falls of Neuse and Wakefield Plantation Drive's entrance bed, Wakefield Plantation Drive's median beds, and the round-about beds for \$4,410.00. Kris Door 2nd the motion. The motion passed unanimously.

Bill Krupp motioned that the Forest Pines Tree proposal for \$8,350 be accepted and that Wakefield Nursery work with the landscaping committee to select appropriate trees from the list of "SHRUBS 10 FOOT HEIGHT OR LESS AT MATURITY" provided by Progress Energy at a cost of \$1,650.

Judy Lowe 2nd the motion and the motion passed with Bill Krupp, Greg Barley, Judy Lowe and Kris Door voting for the motion. Jade Litcher voted no and Stephen Johnson abstained.

Bill Krupp moved to accept Wakefield Plantation proposal to install 55 yards of Bermuda sod and install 30 low growing Junipers at the Wakefield Plantation Drive median across from the TPC maintenance shed for a total of \$1,415.00. Kris Door 2nd the motion. The motion passed unanimously.

Bill Krupp moved to accept the proposal from Wakefield Nursery to remove the large dead Elm tree on the slop adjacent to Calloway on the Green along Wakefield Plantation Drive for a total of \$865.00. Kris Door 2nd the motion which passed unanimously.

Bill Krupp moved to accept Wakefield Nursery's proposal to remove tall Junipers and install Bermuda sod in the median at Wakefield Pines and Falls of Neuse stop sign for \$2,020.00. Kris Door 2nd the motion which passed unanimously.

UNFINISHED BUSINESS

Falls of Neuse Widening Project: No report

Kris Door moved to accept Rodney Signs' Option B proposal including 3 columns for a total cost for the entrance monument at the 98 By-Pass for under \$60,000 contingent upon approval from TPC.

Jade Litcher 2nd the motion: The motion passed unanimously.

Forest Ridge Park: No report

Curb Cuts-traffic circle: No additional information

New Falls of Neuse Landscaping: Jim Simons, member of the Villages at Wakefield Plantation's HOA Board, reported on the city's landscaping plans for New Falls of Neuse at the new bridge. Bill Krupp was asked to serve at liaison to the Villages on the landscaping issues with the new bridge.

NEW BUSINESS

Bill Krupp moved to accept Foster Lake & Pond Management's proposal for year-round aquatic management services for the fountain for \$2,383.20. Kris Door 2nd the motion. The measure passed with a unanimous yes vote.

Bill Krupp moved that the Master Association contribute \$500 to the Villages HOA towards the cost of the Oct. 15th New Falls of Neuse opening ceremony and light refreshments for dignitaries, guests and residents of Wakefield Plantation attending. The motion was 2nd by Judy Lowe and the motion passed unanimously.

Wakefield Crossing Road: The original owner failed to complete road obligations to the city. The city is pursuing efforts to get the new owner to pay for road repairs and upgrades.

Judy Lowe moved to go into Executive session and Kris Door 2nd the motion. The motion passed unanimously.

ADJOURNMENT: The motion to adjourn was made by Bill Krupp and 2nd by Judy Lowe. The meeting was adjourned at 9:00 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association
Board of Directors Meeting
October 11, 2011

Board Members Present: Stephen Johnson, Greg Barley, Kris Door, Judy Lowe

CALL TO ORDER: Board President Greg Barley called the meeting to order at 6:30 PM.

AGENDA:

Kris Door moved that the agenda be approved as amended. Judy Lowe 2nd the motion and the motion passed unanimously.

FINANCIALS:

Judy Lowe moved that the September 2011 financial reports be approved and Stephen Johnson 2nd the motion. The motion passed unanimously.

The Board discussed the proposed 2012 Budget. Judy Lowe moved to accept the 2012 Budget and Kris Door 2nd the motion. The motion passed unanimously.

A payment plan was reviewed and Greg Barley moved to accept the plan and Kris Door 2nd the motion. The motion passed unanimously.

MINUTES:

Kris Door made the motion to approve the September 2011 Board meeting minutes as amended. The motion was 2nd by Stephen Johnson with the motion passing unanimously.

COMMITTEES

Architectural Committee: No report

Neighborhood Watch/ Security Committee:

The Board reviewed the September 2011 York Security Report and discussed concerns.

Communications Committee:

416 homeowners have registered on the HOA's website. Incorrect addresses have been researched and corrected.

Landscaping Committee:

Kris Door made a motion to accept Wakefield Nursery's proposal for plantings at the Falls of Neuse buffer and Stephen Johnson 2nd the motion. The motion approved unanimously.

Wakefield Nursery attended the meeting and will be, at the board's request monthly, to hear any concerns from the board and address any outstanding issues. Kris Door asked that all trees need to be limbed up. Wakefield Nursery advised they will do a heavy trim/prune after the leaves drop and a rejuvenation prune in February/March.

UNFINISHED BUSINESS

Falls of Neuse Widening Project: No report

Forest Ridge Park: No report

Curb Cuts-traffic circle: No additional information

Kris Door made a motion to accept Woodgraphics proposal to replace the monument inserts at Rosemont and Villages. Judy Lowe 2nd the motion. The motion was approved unanimously.

The board decided to include lighting maintenance in the landscaping RFP.

NEW BUSINESS

The board decided to stop all maintenance of the fountain until the landscaping committee can review alternatives for the landscaping to make the fountain more viewable.

The draft 2011 Information Notice was reviewed. Final changes will be made and presented at the November board meeting.

Greg Barley informed the board of his resignation effective Monday October 17.

ADJOURNMENT: The motion to adjourn was made by Stephen Johnson and 2nd by Judy Lowe. The meeting was adjourned at 9:00 PM.

Respectfully Submitted,

Jennifer Burch, Community Manager

Wakefield Plantation Homeowners Association
Board of Directors Meeting
November 8, 2011

Board Members Present: Stephen Johnson, Bill Krupp, Jade Litcher,
Kris Door, Judy Lowe

CALL TO ORDER: Board President Kris Door called the meeting to order at 6:30 PM.

HOMEOWNERS INPUT SESSION:

Greg Barley presented the Board members with copies of the Army Corp of Engineers' Environmental Assessment for the Forest Ridge Park at Falls Lake and encouraged them to go to carol.m.banitis@usace.army.mil to submit their comments.

AGENDA:

Bill Krupp moved that the agenda be approved as amended. Judy Lowe 2nd the motion and the motion passed unanimously.

FINANCIALS:

Bill Krupp moved that the October 31, 2011 financial reports be approved and Jade Litcher 2nd the motion. The motion passed unanimously.

MINUTES:

Jade Litcher made the motion to approve the October 11, 2011 Board meeting minutes as amended. The motion was 2nd by Judy Lowe with the motion passing unanimously.

COMMITTEES

Neighborhood Watch/ Security Committee:

The Board reviewed the October, 2011 York Security Report

Communications Committee

Approximately 425 homeowners have register on HOA's website.

Landscaping Committee:

The Board reviewed the Landscaping Committee's October 18th communications and recommendations. The Board requested that as the entrance monuments areas are addressed that mulch replace pine straw except in areas under Pine trees.

Representative from Wakefield Nursery were present to answer the Board members' questions.

Wakefield Nursery is testing granular deer repellent on flowering plants and scrubs.

The Raleigh's Variance Committee will meet November 15th to consider the variance application for the entrance monument at the 98 By-pass.

UNFINISHED BUSINESS

Paul Kellam of Raleigh's Public Works Office reports that several streets in Wakefield Plantation including those of the roundabout have not been turned over to the city for maintenance by the developer. The city is preparing a punch list of items that need to be addressed by the developer before the city can accept these streets delaying the curb cuts being completed.

The Board reviewed the draft of 2011 informational letter from the Board to the homeowners which will be included with the 2012 dues' invoice and 2012 budget to be sent prior to December 1st 2011.

NEW BUSINESS

Jade Litcher moved that Wakefield Nursery's proposal to replace the fire damaged shrubs at the Kingston entrance at Capitol Blvd. be accepted for \$720. The motion was 2nd by Stephen Johnson and the motion passed unanimously.

Bill Krupp moved and Judy Lowe 2nd the motion to accept T.R. Vernal Paving's bid to replace the damaged asphalt path along Falls of Neuse at the Wakefield Plantation Golf Course's Clubhouse for \$10,596. The motion passed unanimously.

Bill Krupp moved and Stephen Johnson 2nd the motion to appoint Shelley McPhatter to the unexpired term of District 3's Board position. This Board seat will be up for election at the 2012 Annual Homeowners' Meeting. The motion passed unanimously.

Jade Litcher moved to go into Executive session with Stephen Johnson 2nd the motion. The motion passed unanimously.

ADJOURNMENT: The meeting was adjourned at 8:10 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association
Board of Directors Meeting
December 13, 2011

Board Members Present: Stephen Johnson, Bill Krupp, Jade Litcher,
Kris Door, Judy Lowe, and Shelley McPhatter

CALL TO ORDER: Board President Kris Door called the meeting to order at 6:45 PM.

Homeowners Input Session. None

AGENDA:

Judy Lowe moved that the agenda be approved as amended. Jade Litcher 2nd the motion and the motion passed unanimously.

FINANCIALS:

Kris Door moved that the November 30, 2011 financial reports be approved and Jade Litcher 2nd the motion. The motion passed unanimously.

MINUTES:

Shelley McPhatter made the motion to approve the November 8, 2011 Board meeting minutes as corrected. The motion was 2nd by Jade Litcher with the motion passing unanimously.

COMMITTEES

Architectural Committee: Several members of the ARC and Board members will be making a 2nd inspection of a retaining wall.

Neighborhood Watch/ Security Committee:

The Board reviewed the November York Security Report and discussed concerns, reporting and activities.

Bill Krupp moved that the York Security contract for 2012 for \$18.72 per hour be accepted. The motion was 2nd by Jade Litcher. The motion passed with Kris Door voting NO and voting YES were Stephen Johnson, Bill Krupp, Jade Litcher, Judy Lowe, and Shelley McPhatter

Communications Committee

Approximately 450 homeowners have register on HOA's website. The last informational letter spurred additional website registrations. An e-mail blast was sent to registered homeowners concerning a crime alert. Kris Door requested that homeowners e-mail her concerning neighborhood criminal activity.

Landscaping Committee

Bill Krupp moved to accept the Wakefield Nursery proposal to removed dead and downed trees in natural areas along Wakefield Plantation Drive for a cost of \$3,120. Shelly McPhatter 2nd the motion which passed unanimously.

Bill Krupp moved that the Wakefield Nursery proposal to removed two dead trees from the common buffer area on Kelway Drive be accepted for \$550.00. Steve Johnson 2nd the motion which passed unanimously.

The Board review the revised Wakefield Nursery Contract for installation of buffer trees on the 98- Bypass for \$11,782. The limited buffer area did not allow for a double row of trees.

Kingston's request to tie into the Master Association's irrigation was tabled pending additional information.

UNFINISHED BUSINESS

Bill Krupp moved that the revised (stone) plan for the entrance monument at Wakefield Plantation Drive and the 98- By-pass from Rodney Signs be accepted and not to exceed \$65,000. The motion was 2nd by Judy Lowe. The vote was approved unanimously.

NEW BUSINESS:

Bill Krupp moved that Board request that traffic flow studies be conducted by the City at the intersection of Spruce Tree Way and New Falls of Neuse and Wakefield Plantation Drive and the 98 By-pass to determine if traffic lights are needed. Jade Litcher 2nd the motion and the motion passed with the vote being unanimous.

Bill Krupp moved that the City of Raleigh install painted traffic lanes on Forest Pines from Corona Blvd. to Wakefield Plantation Drive and the intersection of Spruce Tree Way and New Falls of Neuse. Judy Lowe 2nd the motion with the motion passing unanimously.

ADJOURNMENT: The motion to adjourn was made by Judy Lowe and 2nd by Bill Krupp. The meeting was adjourned at 7:30 PM.

Respectfully Submitted,

William Krupp, Secretary

Presiding Officer's Signature: _____ Date: _____