

**Wakefield Plantation
Annual Meeting
April 2, 2002**

Management Present: Randall Tidwell of PPM, INC.
Developer Present: John Meyer
Sales Present: Tina Bernhardt of Howard Perry & Walston

The meeting was called to order at 7:05 PM after verification of required quorum.

Randall Tidwell welcomed and introduced guests John Meyer, Wakefield Developer, and Tina Bernhardt from HP&W, Sales and Marketing.

The purpose of the meeting as required by the legal documents is to discuss and vote (if required) on any business of the Association. Because of the size of Wakefield Plantation, the current Board with its votes will maintain its control. This will allow the infrastructure to be completed and remaining land to be developed. If the neighborhood were to build out sooner, the current Board may resign or be replaced. This meeting will be mostly information on the current responsibilities of the Association and future development of common areas and responsibilities.

R. Tidwell gave a brief overview of PPM's role. PPM was hired by the Association and is responsible for carrying out the policies and procedures of the Board and legal documents. PPM also collects assessments, pays bills, handles architectural requests, and oversees contracts on the property as related to the Association. The purpose of the Association in one brief statement is to protect, maintain, and enhance the property and its assets.

There are currently 691 homeowners in the Association. A Social Committee has been formed; however, volunteers are still needed to serve on the Newsletter Committee.

The fountain at Wakefield Plantation and Forest Pines is to be operable very soon.

A homeowner brought a petition for a stoplight at the intersection of Kelway, Sycamore, and Wakefield Pines for interested residents to sign.

Grounds maintenance is the largest budget item for the Association. Street lighting is another large expense due to the number of streetlights per street.

The landscaping in the medians along Wakefield Pines was discussed. Additional plant material may have to be removed because of difficulties drivers are experiencing entering and exiting the various school facilities.

The number of cars parking on the street near the YMCA facilities was identified as a concern. Also mentioned was the fact that many drivers are not stopping at the stop sign before exiting onto Wakefield Pines. Randall Tidwell will write a letter to the YMCA and to the City of Raleigh addressing these concerns on behalf of the Association.

Animal waste in the yards and common areas was identified as a concern. A reminder to all residents to be responsible pet owners will be included in the next newsletter. The Board is considering providing mitts and drop sites as one way of controlling the problem.

John Meyer gave an overview of undeveloped land and what might be on it as well as answered several questions on walking paths, parks, and some commercial areas. The common areas are owned and developed by a separate developer.

Budget items and social events were briefly discussed.

There being no further business, the meeting was adjourned at 8:40 p.m.