

**Wakefield Plantation Homeowners Association  
2007 Annual Meeting Minutes  
April 9, 2006**

**Call To Order**

Meeting was called to order at 7:25 pm at Wakefield High School. Mrs. Jennifer Burch, Community Manager with PPM began the meeting by introducing Mr. Myer, President of Wakefield Development, Jessica Cooley attorney from Jordan, Price, Wall, Gray, Jones and Carlton Law Firm, and HOA Board officers James Dvorak, President, Greg Barley, Vice-President, Jodi LaFreniere, Treasurer, and William Krupp, Secretary

**Purpose of Meeting**

Mrs. Burch explained the purpose of the meeting now that Wakefield Developers have turned over their remaining three (3) Board seats was to elect four (4) members from the community to serve on a seven (7) member Board. Prior to the vote the Homeowners were asked to approve a proposed Bylaw Amendment which would allow the election of Board members by districts within Wakefield Plantation.

**President's Report**

James Dvorak, Board President, reported the Board's accomplishments for 2006-2007 including the completion the Architectural Review Guidelines, the establishment of the Architectural Review and Neighborhood Watch Committees, the funding of social events and completion of social funding guidelines, the mailing of the HOA newsletter to all residents, placing Board minutes on the HOA website, completion of reserve studies, and establishing community input sessions and open Board meetings.

**Discussion on Proposed Bylaw Amendment**

Jessica Cooley attorney from Jordan, Price, Wall, Gray, Jones and Carlton Law Firm lead the discussion of the proposed Bylaw Amendment and the replacement of the existing language. Following the discussion the ballots were collected and tabulated.

**Approval of the 2006 Annual Meeting Minutes**

A **motion** was made, **seconded**, and unanimously **approved** to accept the 2006 Annual Meeting Minutes as written.

**Developers Report**

John Myer, President of Wakefield Development, reported that Wakefield Plantation is in the final build-out phase. Mr. Myer responded to homeowners' questions.

### **Treasurer's Report**

Jodi LaFreniere, HOA Treasurer, reported that the association has completed a reserve study and sufficient funds are being set aside. The annual audit confirms the association is on firm financial footing and following acceptable accounting principles.

### **Forest Ridge Park Update**

Greg Barley, Vice-President, also serves on the Park committee and reported that the park approval is progressing and moving into the environmental impact study phase. At this time the main entrance will be accessed by old Route 98.

### **Outcome of the Proposed Bylaw Amendment Vote**

The proposed amendment **passed** with 435 votes for and 135 against with over a 76% approval rate with 67% necessary for approval. The election of Board members will be by districts and if there is no candidate for an open district seat the election for that seat will be at-large.

### **Introduction of Board Candidates**

The Board candidates were introduced by the new voting districts. The nomination from the floor of Chip Finley was accepted for the open Board seat for District 7.

### **Election**

The homeowners were instructed as to the correct ballot to use for voting by districts. The results will be posted at [www.wakefieldhoa.com](http://www.wakefieldhoa.com)

### **Adjournment**

The motion was made, seconded, and unanimously approved to adjourn the 2007 Annual Meeting at 9:00 pm.

### **Election Results**

The results were calculated on April 10, 2007 and were as follows:

District 1 - Jade Litcher  
District 3 - Marc Scott Deutsch  
District 6 - Bill Krupp  
District 7 - Chip Finley

Respectfully Submitted

William Krupp, Secretary