

**Woods at Traders Point**  
**HOA Meeting**  
**May 16, 2024**  
**Minutes**

**Present**

Randy Wetmore, President  
Greg Weinheimer, Vice President  
Maria Dibble, Treasurer  
John Bryan, Secretary  
Tim Gordon  
Andrea Harris

**Call to Order**

Randy Wetmore called the meeting to order at 6:04 pm.

**Approval of Minutes**

Maria moved that the minutes of the April 18, 2024 meeting be approved as written. Tim seconded the motion which passed unanimously.

**Financial Report**

Maria provided a summary financial report as of April 30, 2024. Total funds available to the HOA are \$64,156.04. Unpaid HOA fees totaled \$3,282.52. Year-to-date expenses are slightly lower than budgeted. The committee continued discussion of prioritizing projects and operating within the 2024 budget.

Reserves are funds set aside to pay future obligations. The committee continued the discussion of reserves: what the estimated amount would be at year end, what level of reserves are need to meet future expenses, and how to financially track amounts set aside for reserves.

**Follow Up Items**

- Proposals from contractors for FY 2025: The board reviewed plans to have all contractor proposals in hand for the July meeting so the selection process can begin in a timely fashion to impact the 2025 budgeting process. The four areas are: Irrigation, Landscape Snow Removal, and Pond Maintenance which is contracted for through 2025. The other two contracts are currently on an annual basis.
- Newsletter: Christina provided a newsletter which was mailed to all homeowners and we'd also like to have it emailed.

- Street Repair: Greg continues to contact the city in regard to repair of street cracks. He recently learned that our neighborhood is scheduled for the third quarter vs. the second as was previously understood.
- Tree Care: The blue spruce trees at the subdivision entrance and along Marsh Road will be sprayed over the next few weeks with two applications required. A contractor was identified that is trying to establish business in our area and was significantly less expensive.
- Irrigation: Stephens Irrigation had been scheduled to come out but had a mechanical issue and is now slated for the following week.
- Landscaping: It was noted that Komplete made a chemical application and then mowed shortly after. This was brought to their attention.
- Tree Replacement: A neighbor is seeking suggestions as to what type of tree should be used to replace on that was removed. The board is recommending she speak with Liz Funk in that regard.
- PTRA: Maria attended the most recent PTRA Board Meeting and provided an update on discussions. Future attendees of these meetings are: Randy-June, John-July, Tim-August, Greg-September and October, Andrea-November.
- Website: Nick will attend the July meeting and the board will discuss improvements to the neighborhood site.

#### **New Business**

- Solicitors: Board members discussed recent door to door solicitors, some of whom have been somewhat aggressive in their approach. Randy will provide information to neighbors in regard to how to best handle these visitors.
- Path Overgrowth: Greg and Randy recently cleared away the spring growth that was overtaking portions of the neighborhood path.
- Beavers: It was noted that beavers have again been located in our lake. Christina will be asked to contact the company that provides removal services.
- Dead Tree in Common Area: The board discussed options for cutting down a tree on common ground that could possibly fall on a neighbor's property.

#### **Adjournment**

Greg moved that the meeting be adjourned at 7:30 pm. Andrea seconded the motion which passed unanimously.

Respectfully submitted,  
John Bryan, Secretary