

**WOODS AT TRADER'S POINT  
MEETING MINUTES**

June 21, 2022

RSI - 6:30pm Link: <https://us02web.zoom.us/j/88981273654>

Reserve Study - 7:30pm Link: <https://us02web.zoom.us/j/89751698383>

**Attendees:**

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Liz Barringer	Brian Brenn	Nick Cohen
Liz Funk	Audrey Jones	Misty Kunz
Christina Nez	Guest: Eric Robertson (RSI)	Guest: Carol Serrano & Johannes Koerm (Association Reserves)

1. Call to Order – Audrey Jones – 6:32pm
2. Neighborhood Reserve Study. Need to work on selecting agency to complete. RSI (\$3500-4000) Meeting at 6:30pm vs. Reserve Study (\$4150-6400) Meeting at 7:30pm. Both companies attending tonight's meeting virtually to give us explanation of their services and answer questions. **HOA board voted to go with RSI for our Reserve Study. This is a locally owned company that practices flexibility and customer service. Cost is also more economical than its competitor.**

Eric Robertson from RSI attended and presented. Level 1 study – site visit; decide on components that are important to our community. Put a timeframe in place and cost estimates for 30-year timeframe. Estimated time should take about 3 months to complete. 10 days to 2 weeks for them to come out for the site visit after signing the contract. Should take 2-3 weeks to get us a preliminary report. Then we may have several revisions before report would be considered final. They would supply report and excel spreadsheet for updating purposes. They will come and present at a Homeowners Meeting to the neighborhood. Cost is \$3100 for Level 1 for our community. Should update every 3-5 years (Level 2 study – approximately \$2500.) This is a living document which will constantly change. It's a roadmap. Level 3 - \$1000 – complicated problem that comes up. A reserve study helps our tax situation and protects the assets of our owners. Local company.

Carol Serrano and Johannes Koerm from Association Reserves attended and presented. Would need a full reserve study. They would make a site visit with the property manager and a board member. Determine what is association responsibility and what is homeowner responsibility. There would be follow up questions. Offer 'You Plan It' – we could do what if scenarios to see if funding would go up or down for us. Reserve specialists would do the reserve study (credentialed – they have done at least 3 yrs of studies.) Should revisit the study every 3-4 years. They give us a 30-year plan. \$349 (do it yourself plan.) No site visit every 3-4 years - \$1500. Out of state company.

3. Approve May 2022 Minutes - **Approved**
4. Financial Report from May – **Approved by Liz Barringer**
5. Homeowners Concerns, Questions, or Comments.
  - a. Lakeside/WTP Easement – **Pipe would run under ground on the west side of the path. Would not disturb any of the trees or bushes. Would go under street/cul de sac to the manhole. Homeowner**

wants any repair properly taken care of for their yard. Homeowner has requested sod for repairs versus seed. Citizen's needs to do modeling on the project in order to get permits to complete the project.

Do we want to 'give' Lakeside the right of way to the property, or do we want to charge them and if so, what do we need to charge? We would need to take this to the homeowners for a vote.

There are concerns about construction vehicles coming thru the neighborhood. Looking at 2023 before this is happening. There is no sharing of the communities. We are giving right-of-way access to Citizen's Gas. We will have another meeting with Lakeside and Citizen's. Must get permits from the modeling. Audrey will communicate future meetings.

- b. Complete Lawn Care – Update - They have switched back and everything has been cut back. They still have one area that needs to be treated (beside 7410 Starkey) and need to confirm treatment and cutting of the berm backing up to Normandy Farms.

Homeowner reported that irrigation system wasn't working. Complete determined that the backflow was broken/stolen. Looks like pvc pipe was broken off. Should take 30 minutes to repair. Nick and Dave will take care of this. Christina will verify with Complete that nothing else is missing.

- c. Gazebo Step to floating platform is missing. Needs to be roped off and replaced – Waiting on repair quote from ICCS. Also, does an exterminator need to be called out? Audrey put up signage. Wood on sides of steps needs to be replaced. Christina is getting a quote hopefully this week. Also, there is a serious dip (warp) in the wood on the dock.
- d. Did Alfonso and his crew come out to remove tree and clean up debris? This has been completed.
- e. Autistic Child and Letter to Neighborhood – Audrey will do this.

## 6. 2022 Activities

- a. Neighborhood Beautification (Trash Bins, bench, etc.) On hold until after Reserve Study decision.
  - Doggy Station (quote from Complete-\$800/per installed.) This seems expensive.
  - Trash Cans (quote from Complete-\$1300-\$1400/per installed-45 gallons.) Could put only one halfway along the path (closer to the gazebo?)
  - Other suggestions: Bench?
- b. Sealing cracks in the streets – Status? Nick spoke with Jeff, and he is open to helping us with this project. Would like to do this September-October timeframe. Nick will work on this.

## 7. General Business

- a. Rip Rap on drainage area by trail between Starkey and Irick – Status? Done.
- b. HOA Mailbox – Brian and Liz F. cannot get in and access. Audrey will work with Judy Donner to see if she can help get them set up with access.
- c. Streetlamp/Globe on Starkey Ct has a hole in the globe – Was this fixed? Christina will call to get this fixed.
- d. Social Committee – Events. Committee is wanting to have a neighborhood cookout on Sunday, July 3, 4-6pm. This will be a pitch-in. Asking the HOA to provide the meat. We don't have anything in the budget for community activity. If we do funds would end up coming out of our reserve. The Committee will pass out flyers.

We should look at having a big neighborhood event for engagement. At this event we could have food trucks, card games, bounce houses, and other activities. For future events we could form book clubs that could meet monthly, have wine tasting periodically with pitch-ins and Zumba (summer only).

8. Final Thoughts\Comments – Need a No Solicitation Sign at the entrance of the neighborhood. Christina has a sign vendor who can make the sign. Christina will work with Audrey on costs. Also, could handout stickers to homeowners for their doors. This makes it illegal for them to knock on your door.
9. Adjourn – 8:19pm