

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

May 16, 2023

Attendees:

| Attendees: (* denotes absence) | | |
|--------------------------------|-------------------------------------|---------------------|
| Liz Barringer | Brian Brenn | Maria Dibble |
| Liz Funk | Tim Gordon | Andrea Harris |
| Misty Kunz | Christina Nez, Elite Property Mgmt* | |
| Guest: Char Hood | Guest: Henry Oglesby | Guest: Judy Donner* |
| Guest: Julie Leer | Guest: Greg Weinheimer | |

1. Call to Order at 6:34 pm

2. Review and Approve meeting minutes

The April 18, 2023 minutes were approved.

3. HOA Committee Updates

- Architectural

In 2023 the architectural committee has received 2 requests that required approval. One request was to replace an existing wood deck with low maintenance materials. The other request was for a fence to be installed.

The committee will prepare a communication of what does and does not require HOA approval and forward it to the Misty. After review and approval, Misty will forward it to Nick to place on the HOA website. Items discussed to add in the communication included:

- Landscaping does not require committee approval (example: installation of an irrigation system).
- Exterior painting of the home if changing the color(s) requires committee approval.
- Installation of a new mailbox or post must be the same brand and model that the builder installed. The communication will include brand and model information.
- Installation of new exterior lights on the house or the lamp post must be the same brand and model that the builder installed. The communication will include the brand and model information.

The committee noted that the street light at end of Irick Court is not working. Misty will report it to Christina. Christina will inform AES.

The committee requested that a general message be placed on the website that residents should not be dumping refuse on HOA property.

- Communications

A reminder that the HOA email address and access has been changed. If there is a communication to share with the neighborhood it should be sent to the HOA board. The HOA board will review and if approved it will then be posted on the website.

There was general discussion on how the community sign could/should be used more often at the entrance to the neighborhood or sharing information with residents.

- Social
Gary has been leading the social committee. He is no longer able to do so. Misty and Liz F volunteered to temporarily lead the social committee until a new person is identified.

The committee discussed seeking input from residents for different neighborhood activities that people want to do (example: cards, picnic, other).

4. Neighborhood Concerns

- Cracks in neighborhood roads – Greg Weinheimer
Greg wanted to discuss with the HOA committee what can be done to repair the cracks in our neighborhood streets. The concern is each cycle of freezing and thawing will expand these cracks. Greg and Misty walked through Brennon Woods, Chestnut Hills, Huntington, and Normandy Farms neighborhoods taking street photos. Many of the street cracks in these neighborhoods are near water and sewer lines.

Greg is asking for volunteers to fill the cracks with sand and for the HOA to pay for a contractor to seal the cracks. The streets belong to the City of Indianapolis. The committee has concerns regarding action to repair the roads due to possible future liability and responsibility.

Concerned residents need to contact the city requesting street repairs in WTP. The more people that call the better. Misty will ask Christina if she will assist with this issue. The HOA will remind the snow plowing company to not put salt on the roads because that accelerates the problem.

On a separate note, Misty provided the response received from Councilman Leroy Robinson regarding the sink hole at the entrance to the emergency access road on Starky:

Our Field Investigators went out to inspect a depression we had though may be caused by a utility failure. Upon further inspection, utility failure was not identified. The A-frame will be removed as soon as possible, as this does sit on HOA property and, therefore, remediation of the depression would fall to the HOA.

- Pier/Dock Repair
Tim met with a representative from Indiana Construction and Consulting Services (ICCS) at the gazebo regarding repair to the dock. After discussion they both believe a tank under the dock has started to take water causing the dock to list. ICCS cannot be sure until they remove deck boards. ICCS requested an exploratory work order (time and material not to exceed \$500) to remove deck boards and ascertain if that is the problem and if it is one tank or two taking water. ICCS said it is also possible that the problem is the same as last year where the post and a metal slide ring are stuck which is an easier repair. Once the actual problem is determined from the exploratory work order ICCS can then provide an estimate for repairs.

The water is five feet deep where the dock is located. ICCS employees will not work in water that deep. Should WTP hire ICCS to repair the dock, ICCS would detach the dock and move it to land then repair it. Tim told Christina to not approve an exploratory work order. Other vendors are willing to work in the water while making repairs which would reduce the cost. Tim has already reached out to another vendor for pricing.

Several emails have been sent to the HOA email address regarding the dock. Misty will prepare a notice for the website that the HOA is aware of the problem and in discussion with vendors for repairs.

- Old tree behind a resident's home - model home

There is a Sycamore tree approximately 100 feet tall behind the model home. It is not leafing out, has a fungus on it, and is leaning over. A price quote of \$5,250 was received for cutting down and removing the tree. After much discussion it was decided to have an arborist check the tree to determine if the tree can be saved. Tim will contact the Purdue extension campus to see if there is someone who can assist the HOA. Liz F has a contact at Midwest and Liz B will ask Christina to get a quote from Precision.

There is another dead tree behind Julie's house on Starky Court. It is unclear if the tree is on WTP HOA property or on Normandy Farms HOA property. Julie will mark the tree with an orange X. Misty will ask Christina find out on whose property the tree is located.

- Complete Landscaping

A representative is not available to attend the May meeting. Lee Geupel is now scheduled to attend the June 20th meeting. The committee has received another email complaint from a resident that Complete is not mowing common area by the trail by Starky Court.

Complete's contract is up for renewal later this year. Complete wants to remove from the contract language regarding cleaning out the drains. Misty asked Christina to see if the vendor servicing the pond company will perform this task.

Misty requested all committee members to review the contract and submit comments to her in advance of the meeting. During the June meeting the committee will walk the HOA property with Lee.

5. Treasurer's Report

The annual budget is \$47,950 of which \$11,047 has been spent as of April 30, 2023. Unknown expenses which have the potential to cause a dip into reserves are the dock repair and tree removal. There were no questions regarding the budget.

6. Other Business

- PTRR meeting – Elizabeth Barringer

Misty attended a meeting at West 86th Street regarding the proposed development at 79th and Marsh Road. The purpose of this meeting was to prepare for a limited attendance meeting (2 members from each HOA) at the church located at 79th and Marsh Road. Highlights from this meeting included:

- Issues raised were drainage, water supply, inadequate buffer, and environmental.
- Need to focus on environmental issues – example: eagles located in the area
- A resident who owns a home that backs up to the development has hired an attorney. He asked any residents from surrounding neighborhoods would contribute to a legal fund.
- The City of Indianapolis comprehensive plan included everything west of the interstate to be residential
- The developer is now beginning to acknowledge that Marsh Road cannot handle the heavier traffic/trucks
- There was a suggestion to not continue Marsh Road through to 86th street. Instead make an entrance accessing a frontage road.
- The developer continues to not share information at the meetings.

Tim attended the meeting held at the church. Highlights from the meeting included:

- The plan has changed from the version shared at the April meeting. The original plan included limited housing. The new version includes a larger housing footprint. Housing is planned to be rentals not ownership.
- The developer discussed building a roundabout on 86th street and possibly a large roundabout at 79th and Marsh.
- Residents are concerned about poor drainage and runoff into eagle creek.
- Residents are concerned about the proposed height of the commercial building. Lighting on tall buildings will reflect into the residential area.

WTP HOA remains concerned that a development at 79th and Marsh Road will lead to heavier traffic on Marsh Road. WTP has only one entrance and there is a dip in the road from each direction. We continue to request something to be done to allow WTP and Chestnut Hills residents easier access to their neighborhood (stop light?).

Liz B attended the PTRAs. The agenda did not include information regarding the proposed development at 79th Street and Marsh Road. The mayor attended. There was discussion of the new church building and small cemetery being built at the corner of 79th Street and Marsh Road. The existing buildings will be annex facilities. At the June meeting PTRAs can ask for a continuance on the public hearing. The next meeting is June 14th at 7:00 pm at the Pike Offices (near 56th St. & Lafayette Rd.).

Misty received additional information regarding financial assistance with a neighborhood cleanup. PTRAs will provide up to \$75 to assist with the cost of refreshments, gloves, and trash bags.

Misty will distribute a neighborhood email regarding the proposed development and upload a copy of the proposed plan (picture) to the website.

7. Adjourn at 8:40 pm