

**Woods at Traders Point
HOA Board Meeting
December 4, 2024
Minutes**

Present

Randy Wetmore, President
Greg Weinheimer, Vice President
Maria Dibble, Treasurer
John Bryan, Secretary
Andrea Harris, Board Member
Tim Gordon, Board Member
Susan Terheide, Incoming Board Member
Joel Kartholl, Incoming Board Member
Brad Delk, Invitee-possible new board member

Absent

None

Call to Order

President Randy Wetmore called the meeting to order at 6:12 pm

Approval of Minutes

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

Financial Report

Maria Dibble presented the following information: The HOA operates on a calendar year. The HOA has \$45,867 total funds available (checking & savings) as of October 31, 2024.

Income:

- All HOA dues are paid in full. There are no delinquent accounts.
- Unbudgeted income of \$3,095 was collected from interest, late fees, NSF fees, legal reimbursement, and collection costs. Of this \$1,800 is new reserve funding from the sale of 3 homes.

Expenses:

- The annual budget is \$47,950. Total expenses as of October 31, 2024, total \$36,979 (\$35,129 expenses + \$1,850 reserve set aside).
- Common ground expenses paid to date include mowing, spring start-up of the irrigation system, insect & disease control, and wildlife control (removal of beavers). In addition, the HOA paid \$7,803 to correct a drainage issue in November.
- Budgeted contracted amounts that will be fully expended by year end have been subtracted from available funds through December. Doing so assists in determining where funds might be available in the budget to support unplanned expenses or increase reserves.

- Checking and savings total funds available are \$45,867 minus reserves \$16,850 equals \$29,017 available to cover expenses. Estimated funds needed to pay expenses July through February 2025 total \$18,075. The difference of \$10,942 is currently uncommitted. Funds could be used for unplanned expenses or move to reserves.

Old Business

- Tree removal—Randy reviewed the history of tree removal over the past year or so, those planned as well as those that were necessary due to clean up on the trail after storms.
- Drainage issue—Randy reviewed the arduous process that went into selecting the contractor to resolve the drainage issue behind several homes on Cassilly Court. The contractor completed the drainage work as well as grassing. Greg noted there was a need for an “animal cap” on the drain pipe to keep animals out. Greg donated the cap.
- Christmas lights—A team of Mike Sturgeon, Randy and Greg installed Christmas lights at the subdivision entrance after replacing some strands.
- Irrigation and Entrance Landscape—Additional irrigation has been installed for the entrance median for the planned updating of that area next spring. This update will both beautify the entrance while saving the HOA funds in the long run by not planting annuals and having to have a contractor water them. It was also noted that one of the permanent landscape lights at the entrance must be replaced.
- Damaged mailbox—A homeowner on Starkey Court had their mailbox damaged by a school box backing into it. The homeowner is working with the school district to get this resolved and may move the mailbox to the opposite side of their driveway to avoid future occurrences.
- Vehicle in Driveway—A neighbor has been sent a letter regarding a vehicle that appears non-operational. A second letter is being sent in an effort to resolve this issue.
- Fence Repair—Komplete damaged a neighbors fence during their landscaping work and will be getting it fixed.
- Cracks in Streets—In this ongoing saga, Greg has been told our request is “on the list” and will be reviewed at a later date.

New Business

- Election of Additional Board Member—Greg moved that Brad Delk, be elected to the board to fill a vacant seat citing Brad’s financial background which is a current need on the board. Maria seconded the motion which passed unanimously.
- Election of 2025 Officers—Maria moved that the following individuals serve in the respective roles for 2025:
 - Randy Wetmore, President
 - Greg Weinheimer, Vice President

- John Bryan, Secretary
- It was further agreed that once on the board, as of January meeting, Brad be appointed treasurer
 - Tim seconded the motion which passed unanimously.
- Board Roles for 2025—Maria moved that the following individuals serve in the respective roles for 2025:
 - Snow Removal—Joel
 - Landscape—Greg
 - Architecture—Susan
 - John seconded the motion which passed unanimously.
- Scheduling 2025 Meetings
 - January 16—Greg to host
 - March 20—Susan
 - May 15—Brad
- PTRAs Meetings—These meetings are held the second Wednesday of each month and our goal is to have someone attend when possible.

Adjournment

There being no further business, Maria motioned that the meeting be adjourned. Greg seconded the motion which passed unanimously at 7:36 pm.

Respectfully submitted,
John Bryan, Secretary