

**Woods at Traders Point
HOA Meeting Minutes
February 15, 2024**

Present

Randy Wetmore, President

Greg Weinheimer, Vice President

Maria Dibble, Treasurer

John Bryan Secretary

Tim Gordon

Randy Deakin-Guest, IMPD Community Resource Officer

Jeff Osborn-Guest, Neighborhood Watch Coordinator

Bill Kunz-Guest, WTP Volunteer

Absent

Andrea Harris

Call to Order

President Randy Wetmore called the meeting to order at 6:00 pm

Guest Presentation—Neighborhood Watch

Officer Randy Deakin and Neighborhood Watch Coordinator Jeff Osborn were invited to present information regarding beginning the program in the Woods at Traders Point. Bill Kunz has agreed to be our volunteer coordinator. Officer Deakin and Mr. Osborn discussed common issues that lead to the likelihood of crime including a lack of lighting, individuals not securing/locking vehicles parked on the driveway or street, leaving garage doors open, etc. It was noted that while the coach lights found on each home in our neighborhood are good, there's a general lack of street lighting. Recent news about mailbox theft was also mentioned with the suggestion to not leave incoming or outgoing items of importance in mailboxes. There is a wealth of material available that Bill Kunz is reviewing with plans to implement the program in our neighborhood which may include a meeting for interested homeowners and distribution of the information.

Approval of Minutes—January 18, 2024 Meeting

Maria made a motion, seconded by Tim that the minutes of the prior meeting be approved. Motion passed unanimously.

Financial Report

Maria provided a summary financial report for the first month of 2024. Total funds available to the HOA are \$38,722 (checking and savings). New income received in January and February will be limited to past due HOA fees and interest income. As of January 31, 2024 this was \$94.84. HOA fees paid in January and February will post to the Liabilities and Equity segment of the balance sheet. In March 2024 when the HOA fees are due, all prepaid amounts will move to income accounts. As of January 31, 2024, \$11,980 of HOA fees have been prepaid.

Expenses in January 2024 were \$2,838.90. Maria questioned a payment for electrical repair. It was posted to Miscellaneous Repairs which is a new line item with no funds budgeted whereas Common Area Maintenance is an existing budgeted expense. The committee agreed the expense should be moved to Common Area Maintenance. The actual electrical expense paid exceeded the amount quoted. Randy will follow up with Christina requesting the expense be moved to Common Area Maintenance and to request that the committee review any expense without a contract prior to payment.

The committee continued to review the HOA fee. Randy had requested Christina provide rates charged by other HOAs. The information received did not provide sufficient data for the committee to make any comparisons. The committee also discussed the invoice for HOA fees. The invoice is not clear on how to make online payments.

Pending Items

- Upcoming Board Meetings: John offered to host the March 21 meeting. Christina will attend the April 18 meeting. One topic for that meeting will be a desire to have bids received from contractors in August so they can be evaluated and approved for the following year at the October board meeting. Christina is committed to join us for the September meeting when these proposals can be reviewed.
- Annual Meeting: The meeting has been set for Monday, October 28 at the Pike Township Offices. Randy has secured this space and there is no charge, saving the cost incurred the last two years.
- PTRAs Meeting: Randy attended the latest Pike Township Residents Association the evening prior and reported it was uneventful. Maria is to attend the March meeting.
- Social Activity Survey: John provided a list of potential neighborhood activities that may be included in a survey to be distributed to homeowners. Feedback was provided and the plan is to have it emailed out for replies prior to the March HOA meeting.
- Website: HOA member, Nick Hannan has been maintaining our HOA website. Randy will invite Nick to the March meeting to discuss updating information and any suggestions he may have for improvements.
- Street Maintenance: Greg indicated that he will follow up on this issues once the weather improves and repair work is able to begin.

Adjournment

There being no further business, Tim made motion to adjourn. Maria seconded the motion which passed unanimously at 8:00 pm.

Respectfully submitted,

John Bryan, Secretary