

## **WOODS AT TRADER'S POINT HOA**

### **MEETING MINUTES**

**NOVEMBER 17, 2020**

**Attendees:** Steve Sanders, Henry Oglesby, Pam Suchecki, Judy Donner, Garry Walton (quorum)

**Call to Order:** Steve called the meeting to order at 7:02pm.

**Minutes Approval:** October meeting minutes were approved.

**Homeowners Concerns, Questions, or Comments:** Board member was contacted regarding political flag and signage. Board agreed there was no violation of covenants if political ads were not offensive and displayed during timeline immediately preceding and subsequent to an election.

**Financial Report:** October financial report was approved. It was noted that board members who have completed their terms should be removed from HOA legal documents so they are not potentially subjected to any litigation. Our property manager, Christina, will be reminded of the removal need.

#### **Committee Reports**

- **Architectural** – Requests for a driveway extension and new gutters for home at 7450 Cassilly Ct. were approved.
- **Landscape** – Discussed Komplete brush cleanup near pond. Clarification of exact location still needs to be resolved. It was noted that the Calla Lilies that were put at the neighborhood entrance added a nice touch to the landscaping. Discussed holiday lighting at front entrance. Board agreed to contract with Komplete to string garland on top of entrance signs and put lights on a few evergreens.
- **Social** – Covid-19 restrictions have dampened the ability to do anything for a while.
- **Communication** – Paid website platform dues totaling \$156.

#### **General Business**

- **2021 Budget** – Judy reviewed the proposed budget. The board has voted to approve renewing the contract with Elite Property Management on a one-year deal. Judy discussed property management and landscaping changes with our Christina. There is a new payment structure being put in place by Elite that calls for a new \$20/month fee for server security enhancements. Everything else is pretty much the same. The management fee will include Christina being made available quarterly to attend our meeting. If needed more often, then additional fees may apply. Board voted on the budget with unanimous approval. Budget needs to be presented to the HOA residents for approval and will be communicated when board meeting plans have been finalized.
- **2021 Dues Payment Timeline** – Board approved timeline that was presented by our property manager.

- **Annual Meeting Planning** – Pike will not let us rent any school facilities due to Covid-19 restrictions. We will likely do a Zoom meeting. Steve will discuss with Kristina the possibility of a meeting to be held on Tuesday, March 16, 2021. Details will be finalized as soon as possible.
- **Board Member Search** – Judy will send another communication requesting nominations to fill the upcoming two vacant positions.

Next meeting is scheduled for Tuesday, December 15, 2020 at 7pm.

Meeting was adjourned at 8:00 PM.