

**Woods at Traders Point  
Homeowners Association Board Meeting  
January 18, 2024**

**Minutes**

**Present**

Randy Wetmore, President  
Greg Weinheimer, Vice President  
Maria Dibble, Treasurer  
John Bryan, Secretary  
Tim Gordon  
Andrea Harris  
Greg Weinheimer  
Russ Hamm, guest

**Call to Order**

Randy Wetmore called the meeting to order at 6:01pm.

**Special Guest**

The first order of business was a question-and-answer session with Russ Hamm of Premier Insurance Group who was invited to review the current coverages provided to the association which include Property and Casualty Coverage, Directors and Officers Liability, and umbrella liability which he suggested the board consider increasing. Mr. Hamm also stated that the biggest liability for the neighborhood is the lake and the importance of the warning signs that are posted and assuring that residents/visitors do not engage in any activities that would put them at risk.

The current policy is renewed in October and the board will consider modifications to coverage.

**Approval of December 8 Meeting Minutes**

John Bryan made a motion, seconded by Greg Weinheimer, to approve the minutes as written. Motion passed unanimously.

**Financial Report**

Maria Dibble provided a summary financial report for calendar year 2023. The 2023 operating budget was \$47,950 and actual expenses were \$51,889.65. Funds budgeted for a reserve to cover future expenses were used to assist in funding the cost of tree removal and replacement of the dock/pier thus reducing the amount of savings needed to cover total annual expenses.

Funding for the 2024 calendar budget is from the home-owners association (HOA) dues. There was no increase in dues so the budgeted income remains the same at \$47,950. Vendor prices have increased so to balance the budget the budgeted set aside for reserve has been reduced.

Annual assessment invoices of \$685 per homeowner are being mailed in January with a payment due date of March 1. Currently funds available to cover expenses are in a checking and savings account. As of December 31, 2023 there is \$13,667 in checking and \$16,441 in savings. The board discussed designating an amount for operations and for reserves.

Greg made a motion to approve the financial report and John seconded. The motion passed unanimously.

### **Old Business**

Christmas Lights—Randy reported that he and Greg had investigated the issue with the lights not working on the north side entrance and discovered the outlet was buried in mulch, soil, etc. A contractor replaced the outlet so that it will be functional for these and other needs. It was also decided that volunteers will store and install the lights next year vs. using our landscape company.

Street Maintenance—Greg provided a detailed report of his efforts to have the city repair our neighborhood streets where cracks have developed. He has been persistent in these efforts and has received assurance that our request has been escalated and will be addressed in the spring. Greg will follow up if he has not received communication on this by spring.

Snow Leader—Tim has agreed to be responsible for working with our vendor and has been in touch as needed. The contract is for our streets to be plowed when 3 inches or more of snow has fallen.

Mowing/Landscape—Greg will be working with Komplete to assure consistency in service so that all contracted areas are maintained.

Annual/Board Meetings—The board has established the third Thursday for board meetings. Randy will discuss which dates Christina is able to attend. There was also consensus to move the annual meeting to October to avoid being too close to holidays at the end of the year in an effort to grow attendance.

The board also discussed the timing for obtaining contracts for services for each calendar year. The goal will be to solicit those in July, receive them in August, and finalize them in September for the following year.

### **New Business**

Pike Township Residents Association Meeting—Randy attended the most recent meeting and reported on a proposal in the state legislature to merge the Pike Fire Department into the IMFD. There is concern that there are many downsides to this proposal. A representative of our board

will attend each PTRAs meeting and if action on this or other issues warrants neighborhood involvement, that will be solicited. The following schedule was established:  
February 14-Randy, March 13-Maria, April 10-John, May 8-Maria, June 12-Tim

Crime Watch—Bill Kuhns has offered to serve as the liaison in establishing Crime Watch for our neighborhood and will be invited to our next meeting.

Social Committee—It was suggested that a survey of neighbors be made to determine what activities they would be interested in participating. John said he would investigate setting this up in Survey Monkey.

Future Board Meeting Topics/Invitations:

- Crime Watch: Bill Kuhns, February
- Website: Nick Hannan, March
- Architecture Committee: May/June Meeting
- Next Meeting: Thursday, Feb. 15—Greg's house

**Adjournment**

There being no further business, Maria motioned that the meeting be adjourned. Tim seconded the motion which was approved unanimously at 7:49 pm.

Respectfully submitted,

John Bryan, Secretary