

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

July 18, 2023

Attendees:

Attendees: (* denotes absence)		
Liz Barringer	Brian Brenn*	Maria Dibble
Liz Funk	Tim Gordon	Andrea Harris
Misty Kunz	Christina Nez, Elite Property Mgmt*	

1. Call to Order at 6:41 pm

2. Review and Approve meeting minutes

The June 20, 2023 minutes were approved.

3. Neighborhood Concerns

- Pier/Dock Repair

The committee reviewed the price quotes for repairing the dock/ramp and for replacing the dock/ramp. After considerable discussion (age of dock & ramp, difficulty in obtaining parts, final actual cost to repair is an unknown till work is completed, ongoing maintenance cost) the committee voted to replace the dock and ramp. Cost is \$13,810. A contract has been signed with Meador Dock & Landscaping.

- Flower Watering/Fertilization Costs

Komplete Landscaping waters & fertilizes the 2 flower beds at the front entrance by hand with their truck. Cost is \$40 each. The contract includes 10 occurrences and 30 is normal for a season. Komplete contacted the HOA to see if there was interest in adding additional watering/fertilizing to the contract.

The irrigation system has been fixed and there is irrigation in the flower bed. The committee did not want to pay for watering the flower beds however fertilization is needed. The committee requested price information for installing a low maintenance prairie garden.

Misty will contact Lee Geupel for additional information.

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

Shawn Williams, Arborist from SavATree inspected the Sycamore tree. He reported the tree has a lot of dead wood and die back going on throughout the crown. It also has a fungal disease called anthracnose. There are mushrooms all around it which is a sign of some sort of root rot and Mr. Williams suspects it has some heart rot going on. With the excessive lean and suspected rot, Mr. Williams highly recommends taking down the tree. The committee voted to hire Adolfo's to cut down and remove the tree. Cost is \$4,200.

Misty will alert the homeowner that a company will be onsite to remove the tree once the contractor provides a date.

- Tree replacement at entrance:

The cost for Komplete to remove and replace the tree is \$975. Komplete recommends holding off on this work due to the dry weather. Also, there are 3 small dead trees located on HOA property behind Julie Leer's house on Starky Court. The cost to cut down and remove is \$850.

The committee is not committing to hiring a company to remove the trees at this time due to commitments being made for the pier/dock replacement and removal of the large sycamore tree. The committee will reevaluate Spring 2024.

4. Treasurer's Report

As of June 30, 2023 there is \$48,526 in checking and \$16,416 in savings. The annual budget is \$47,950. Current year budget funds available to assist with the dock/ramp replacement and removal of the large Sycamore tree are in the line items Common Area Maintenance Projects \$3,600 and Gazebo/Deck Maintenance \$500. The funding for the remaining cost of these two projects will come from reserves.

5. Other Business

- Pre-PTRA meeting (July 10,2023):

Misty and Maria attended the meeting. Meeting attendance was large. The crowd was vocal that they did not want the development as it was currently proposed. Private residents have hired

- an attorney to research all legal issues including illegal spot zoning
- an environmentalist for his experienced advice
- a traffic engineer to review petitioner's just submitted traffic study

Greater Historic Trader Point has retained an environmental firm to check site for 3 protected bat species, special trees, drainage issues, and eagle nests.

Channel 8 attended the meeting. The story was broadcasted that night and the next morning. Signs against the development have been placed on 79th Street, Marsh Road, and Connarroe.

- PTRA meeting (July 12, 2023)

Misty attended the meeting which discussed the proposed development at 79th & Marsh Road.

Misty will send an email to WTP resident's encouraging residents to attend the July 27th City Council meeting where the council will vote on the proposed development. The email will include information on who residents can send emails/letters to opposing the proposed development.

Liz B will work with Nick Hannah to add information on our website about the proposed development at 79th and Marsh Road.

- Development Petition.

A petition has been circulation the neighborhood for signatures. Completed petitions are to be returned to Misty. She will submit them in time for the July 20th due date.

- Miscellaneous

Misty has the sign for the front entrance.

6. Adjourn at 8:20 pm