

Woods at Traders Point Board Meeting Minutes – January 21, 2020

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

Steve called the meeting to order at 7:04pm.

The minutes from the last meeting were approved.

Homeowners Concerns: None noted.

Financial Report

Judy reported on the status of the \$24,000 reserve allocated by Westport Homes. \$9,000 was spent on tree removal. Another \$6,000 was set aside, however it is anticipated that only \$4,000 will be needed. Adequate funds are available for needed repairs.

Committee Reports

Architectural – nothing to note.

Landscape – A new landscape contract is in place for 2020 with Komplete Landscape Contractors. Good comments have been received regarding first snow removal efforts.

Social – Possible NCAA game watch party in March.

Communication – Homeowners contact list on the website still needs to be completed. Password protection to the site was discussed.

General Business

Officer positions were assigned: President-Steve Sanders, Vice President-Henry Oglesby, Treasurer-Judy Donner, Secretary-Garry Walton

Covenant change voting on fencing and rental proposals was discussed. There are a number of homeowners that have not yet voted. We currently have 29 'Yes' votes and 7 'No' votes. A minimum of 53 'Yes' votes are needed to achieve the required 75% of residents level to pass. A resident has offered to help solicit votes. A suggestion was presented to have a board member accompany the resident to help explain the proposed covenant changes.

Two bids to repair the Gazebo/Dock deck steps have been received and considered. M.A. Billman Company has submitted a bid of \$850 and ICCS, LLC submitted a bid for \$1,200. Terms of the bids was discussed with some concerns presented regarding the lack of a warranty provided in the Billman bid, and potential onerous worker requirements contained in the ICCS bid. Agreed that additional clarifying information is needed prior to a decision.

Mailbox repair vendor has been slow to respond. Judy is researching additional long-term mailbox repair options.

HOA dues mailing timing was discussed. It was determined residents started receiving 1/21/20.

Meeting was adjourned at 8pm.

