

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

September 12, 2023

Attendees:

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

1. Call to Order at 6:30 pm.
2. Review and Approve meeting minutes
The August 15, 2023 minutes were approved.
3. Lafayette Square Area Renovations
Sojos Capital purchased the Lafayette Square Mall and several other properties on the west side of Indianapolis. They are working with the same developer that did the Bottleworks and Ironworks projects. Security was a high project priority. The IMPD Northwest District headquarters was relocated to a new facility that is part of this development (4005 Office Plaza Blvd).

Adjustments have been made to the master plan based on community feedback. An example is the lack of a community center for the west side of Indianapolis. The community center is scheduled to open in January 2024.

Sojos Capital does not have a website. They are looking for old photos of activities within Lafayette Square Mall and for the name of the artist/company that made the sculpture in the food court area. Information should be forwarded to Misty and she will send the information to Ms. Decker.

4. Neighborhood Concerns
 - Dead trees behind home on Starkey
A homeowner contacted the committee with concerns regarding dead trees on HOA property and the lack of a response from the committee. Christina from Elite Property Management had responded via email to the homeowner on behalf of the HOA in regard to the tree they would like removed from the rear common area of your home. There was a large sycamore tree that needed to be removed due to it being a high risk this year. The tree in behind the homeowner's backyard is not a high risk at this time, the board will re-evaluate the tree next year.

The committee has limited funds to work with. They have done due diligence and determined the trees are not an imminent danger to a person or home at this time. This will be on the 2024 project discussion list.

5. Treasurer's Report
A financial report was not available.
6. Projects
 - Pier/Dock Repair: Project completed

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

The tree has been cut down however the stump has not been removed. Christina contacted the vendor requesting a date to expect the project to be completed. The vendor replied workers will be onsite Friday (9/15/23) or one day the following week.

September 20, 2023: Adolfo's did return to the worksite and finished the work.

7. Other Business

- Contract renewals:

Mowing, pond, and snow removal contracts are up for renewal. Elite Property Management forwarded the vendor quotes to the committee this afternoon which did not provide committee members time to review the information.

The committee did review the snow removal material at the meeting. Dotson is the current vendor. Pricing for snow removal remains the same however the cost of salt increased. The salt increase does not have a major impact on our pricing because we try to avoid using salt on the roads. The committee approved renewing the contract with Dotson

The committee will meet September 18, 2023 at 6:00 to review the mowing and pond contract information.

September 18, 2023 at 6:00 pm: The committee met to discuss the mowing and pond contracts.

- Four vendors submitted bids with a \$15,000 price difference between the highest and lowest bid. The committee did not select the lowest bid. Reasons included: 1) this was the only vendor that did not walk the property to confirm all areas that were to be included in the price quoted, 2) the quote was submitted late, and 3) the committee had too many questions about the quote. The committee was willing to review a bid from this vendor again next year if the vendor supplied more information in the quote.

Komplete is the vendor who currently services the neighborhood mowing and landscaping needs. The contract that is ending is a 3-year contract. The committee was not happy with their services earlier this year. Through discussions with the vendor there was improvement in services provided. Komplete's price quote did include a price increase however they were still not the most expensive vendor. After considerable discussion the committee agreed to renew the contract with Komplete for a 1-year period however the irrigation service would be moved to a different less costly supplier. In the previous contract Komplete was responsible for dam maintenance. The vendor has stated they do not want to continue this service. Prior to renewing the contract Elite property management needs to identify a vendor for this service or keep it in the Komplete contract.

- The committee had 2 vendor quotes for pond services. Hoosier Aquatics is the vendor currently servicing the pond. Hoosier Aquatics' price quote was \$1,100 cheaper than the other vendor. The committee had no issues regarding services provided this year by Hoosier Aquatics and agreed to renew the contract.
- The committee reviewed the draft 2024 annual budget prepared by Elite Property Management. Expenses are estimated to exceed income by \$850. The committee discussed that at the annual meeting people need to be made aware that there is limited funds available for projects.

- Annual HOA Meeting Notice: **The annual meeting is November 6, 2023 at 6:00 PM. The meeting will be held at the Hilton Garden Inn, 6930 Intech Blvd and virtually.** The committee reviewed and edited the annual notice with Christina.
- PTRAs meeting: The next meeting is September 13, 2023.
- Cornerstone Developers proposed project The Crossing at Traders Point: No update was available.

8. Adjourn at 8:55 pm.