

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

August 16, 2022

Attendees:

Attendees: (* denotes absence)		
Liz Barringer	Brian Brenn	Nick Cohen*
Liz Funk	Audrey Jones	Misty Kunz
Christina Nez*	Guest:	Guest:

1. Call to Order – 6:40pm
2. Approve July 2022 Minutes - **Approved**
3. Financial Report from July – **Approved**
4. Homeowners Concerns, Questions, or Comments.
  - a. Gazebo Repairs & Funding – Repairs completed? We have the warranty and the wood was treated that was used in the repairs – **Looks good and completed.**
  - b. Autistic Child and Letter to Neighborhood – Updates – **Audrey has that letter and will get it to the family to approve before sending it out.**
  - c. AirBnB Rental property/Covenant Violation Update – **Realtor asked about rental possibilities. There is a sign in the yard and they are currently moving out now.**
  - d. Beaver Removal – **There are trees that are being destroyed by beavers. We have trapped beavers every year since the HOA started. The board voted 4 to 2 to have the beavers trapped and removed. Christina will let us know when the trappers are coming out and how long they leave out the traps.**
  - e. Tree Debris Removal – **Yes, this has been cleaned up.**
  - f. Lawn Damage - Walk down the path from Starkey Court and turn right. **This grassy area between the culvert and the pond is usually wet and can't handle the heavy mowing equipment. Should we allow the grass to grow there and not mow so close to the wet area? Let's see what happens the next time.**
  - g. Christina was working with Komplete to see if the irrigation system is working better. **What is the frequency of running the irrigation system?**
5. 2022 Activities
  - a. RSI Reserve Study. Next steps? Christina has forwarded the discussion draft to us for review. **Everyone needs to read through and jot down questions and then schedule time to talk with RSI and Christina. At September meeting, we need to plan the Annual Meeting (Nov. 1.) Have to give at least 30 day notice. We will extend the Sept. 20 meeting so we can work on this and meet with RSI.**
  - b. Neighborhood Beautification (Trash Bins, bench, etc.) *On hold unto after Reserve Study is completed.*
    - *Doggy Station (quote from Komplete-\$800/per installed.) This seems expensive.*
    - *Trash Cans (quote from Komplete-\$1300-\$1400/per installed-45 gallons.) Could put only one halfway along the path (closer to the gazebo?)*
    - *Other suggestions: Bench?*
  - c. Sealing cracks in the streets – Status? Deferred to September
  - d. Chestnut Hills Neighborhood has a community pool. Could we work with them to see if they would charge our homeowners (who want to) a fee so we could have access to their pool? **Audrey has tried but has not been able to find an HOA contact for Chestnut Hills to inquire.**

6. General Business

- a. July Pond Report – **everything okay.**
- b. HOA Mailbox – Brian and Liz F. cannot get in and access. Audrey will work with Judy Donner to see if she can help get them set up with access. Updates? **Judy says everyone should have access.**
- c. Streetlamp/Globe on Starkey Ct has a hole in the globe – Has this been fixed? **No one has noticed.**

7. Final Thoughts\Comments – **Everyone needs to read through the By-Laws, understand the insurance coverage we have.**

8. Adjourn – **7:29pm**