

Woods at Traders Point HOA
Special Board Meeting
August 14, 2024
Minutes

Present

Randy Wetmore, President
Greg Weinheimer, Vice President
John Bryan, Secretary
Andrea Harris
Tim Gordon

Absent

Maria Dibble, Treasurer

Call to Order

Vice President Greg Weinheimer called the meeting to order at 7:06 pm.
Given the specific nature of the meeting, it was agreed to dispense with approval of the prior meeting minutes and treasurer's report.

Greg reminded everyone that the purpose of this special meeting was to develop a plan of action to resolve a drainage issue on HOA common ground property that is adversely affecting a number of homes on Cassilly Drive. Since one of the homes is that of Randy Wetmore, Greg had agreed to spearhead efforts to identify the cause of the drainage issue, meet with contractors, obtain proposals for remediation, and chair the meeting.

Greg reviewed the efforts that had been made including meeting with four contractors, the original developer and contacting the City of Indianapolis. The conclusion reached is that the 8" drainpipe in the common area behind the homes on Cassilly Court is clogged and/or collapsed which has led to significant ponding and standing water on both HOA property as well as that of homeowners. Further, it appears that some homeowners' sump pumps are having to function virtually non-stop as their drain pipes tie into the 8" drain pipe. In addition to the pipe itself, the slope of the grading needs to be reworked in order to carry surface water toward the creek at the south end of Cassilly Drive.

Quotes for replacing the drainpipe and re-grading the slope have been received from three contractors. Note: One contractor did not provide a quote. The board reviewed each of the three proposals in detail. Proposals were received from Indiana Construction Consulting Services, Practical Property Group, and Start to Finish Landscaping.

ICCS's proposal was the lowest and Maria had previously told Greg they had work done by ICCS in the past (two jobs) and were pleased with their work. They had also done work for another homeowner who was satisfied with the job performed.

After further discussion, Andrea motioned that we enter into an agreement with ICCS in the amount of \$11,500. Tim seconded the motion which passed 4-0 with one abstention. Further discussion was to request that ICCS reduce the deposit from 50% to 25%.

Adjournment

There being no further business, John Bryan motioned the meeting be adjourned, seconded by Andrea. The motion passed unanimously, at 8:04 pm.

Respectfully submitted,

John Bryan, Secretary