

WOODS AT TRADER'S POINT

MEETING MINUTES

JUNE 15, 2021

1. Meeting called to Order by Garry Walton at 7:10pm. Quorum established. Attendees: Garry Walton, Henry Oglesby and Audrey Jones.
2. May Meeting Minutes were approved. Henry Oglesby made motion. Audrey Jones 2nd Motion.
3. Homeowners Concerns, Questions, or Comments
 - a. Bench. Garry noted he had communicated with Scott to move the bench as its placement was under a dead tree. Scott to move to another spot up the trail for safety.
 - b. Neighbor noted Sprinkler System does not appear to have been turned on up front. **Request Christina to check with Komplete to make sure it has been serviced and turned on.**
4. Financial Report. Nick Cohen was unable to attend due to illness. Garry reviewed financial report. Nothing unusual noted in the report. We are under budget on Income for Late Fees which is a good thing. No one paid late.
5. General Business
 - a. Dumpster Bag on Coughlin. No communication made with homeowner. Bag has been removed.
 - b. Damaged fence has been repaired and area cleaned up by Adolfo's. **Clarification: Tree has been removed and cleaned up. The fence has not yet been repaired. Christina was to get quotes. Need to follow up from Christina on quotes.**
 - c. Komplete. Christina communicated mowing issues and sent pictures of areas they are to maintain to correct issues we had in May. **There may still be some misunderstanding of where they are and are not supposed to mow. Board to walk the grounds and agree on areas for Komplete to maintain. Need to schedule date and time for walkthrough.**
 - d. Komplete completed the turf repair.
 - e. Received quote from Komplete to remove sign and posts. **Clarification: Did not receive quote for sign and posts. Need to follow up with Christina to get quote and see when we can get this done.**
 - f. DR Horton has marked sidewalks with cracks and is in the process of repairing. Communication was to be sent to homeowners. **Clarification: DR Horton marked sidewalk, but repairs have not been completed. Need to find out if Christina has a timeline for completion of this project from DR Horton.**
 - g. DR Horton will check sidewalks every 3 years as they still have a bond. Christina checking to see when bond expires. **Need an update from Christina.**
 - h. Judy had an issue when she granted access to community email account. Pam will create a new community email. **Need an update.**
 - i. Emails needed for new neighbors. **Need an update.**
 - i. 6530 Coughlan Dr. lot 69, Barber, Marilyn
 - ii. 7423 Starkey Ct. lot 47 Baker, Demetrius and Vivian
 - iii. 7508 Starkey Ct. lot 61 Wilson, Tanya

- j. Dates for Christina to attend our meetings. Christina proposed the dates below to attend our meetings except for November. **Need Christina to denote which date works for her in November. All other dates are acceptable.**
- i. July 20th
 - ii. September 21st
 - iii. October 19th
 - iv. November 4th or November 9th?
 - v. The goal for 2020 will be on a quarterly basis.

6. Committee Reports

- Architectural - Has homeowner on Starkey updated shutter color? **Homeowner submitted another approval request that added a fence in the backyard. Homeowner is awaiting approval from committee.** Received a request from another Homeowner for a Sunsetter Awning. Request is being processed.
- Landscape – Going forward combine with Architectural.
- Social – Possible events/combination with Communication Committee.
 - Agreed to combine with Communication Committee. Most attended event we have had was on a Thursday evening. Should probably target Thursday or Friday evening. **Want to do an event next month. Garry will communicate Judy, Steve, and Alex about doing this event. Additionally, Garry will speak with Alex to see if he still wants to Chair this committee.**
 - Also need a workday to trim back growth on the trail. **Need to set date.**
 - Card Night. Homeowner asked about having. **Garry will request Judy send out a communication to see who would be interested.**
- Communication – New Homeowner welcome packet. **Garry will follow up with Steve to see where this stand.**

7. Do we want to change bylaws for our quorum? **Carried over for next meeting.**

8. Do we want to have a neighborhood study so we understand what our future expenses (sprinkler systems, pond, signage, dam, trees, etc.) will be? **Carry over for next meeting.**

9. Final Thoughts\Comments. Discussed possibility of getting trash cans/barrels to set on walking trail. Could have Komplete dump when they get full. This will help us keep area cleaned. **Carry over for next meeting.**

10. Meeting Adjourned 8:17pm.