

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

April 19, 2022

Attendees:

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

1. Call to Order – Audrey Jones – 6:35pm
2. Approve March 2022 Minutes – Approved by the group
3. Financial Report from March – Liz B. reviewed all charges and balances
4. Homeowners Concerns, Questions, or Comments
  - a. Team noted that Rip wrap is needed on drainage area on trail between Starkey and Irick. Does Liz F. have any information on this yet? Will cost approximately \$32/ton. Should only need around 2 +/-tons. Audrey will ask Christina to get a quote on the labor from Komplete. Liz F. gave us a quote for the actual stone and free delivery - \$85. Nick gave us a quote of \$150 for labor from Traders Point Management LLC in early May. Audrey will send a communication out to the neighborhood to let them know when this is going to happen.
  - b. Tree and brush from farmhouse next door (Marsh Rd) obstructs the view of oncoming traffic from the north. Need to keep brush cleaned back and may need to take out a tree. Maybe HOA could pay to have brush and tree removed if owner would agree. Need to contact owner...Doug Starke-Beef & Boards, LLC. Does Liz B. have an update on this? Christina will send a letter but we need to discuss letter content. Audrey will talk with Christina about the letter.
  - c. Street Lamp/Globe on Starkey Ct has a hole in the globe. Audrey reported it to Christina on 3/27. She needs the closest address to it to give to Christina.
  - d. Did homeowner report back to Christina about the work being done by Citizens that was causing water to drain/stand leaving ice on the sidewalk? Audrey is waiting to hear from Christina.
  - e. Drainage on Path-6521 Coughlin Dr. - As I'm sure you've noticed, there is a part of the path behind my house that is pretty consistently wet, which results in a slippery section. The ground next to the path is also pretty muddy a good amount of the time as a result. I think these problems could be solved by running a pipe under the path and connecting some pipes from my house and my neighbor's together so the outflow wasn't just going straight across the path. My question is if that is something that the HOA would/should handle or if my neighbor and I can just find a contractor to do the work? I'm thinking the HOA would be involved since it might require cutting and patching a section of the path which is not on either of our properties. Audrey will look and get quotes on it since it's impeding the path. Nick will go by and speak with the homeowner.
  - f. Confirmation Work Completed: 1) Alfonso crew will be out this Wednesday to remove tree and clean up debris. Will check after Wednesday to check work. 2) Grate secured? Audrey will contact Scott (closest home) and let him know that Dave needs to use his electrical outlet to drill the holes to secure the grate.
  - g. We don't currently have the phone numbers for all our neighbors. It would be good to have in case we have an urgent communication. Not everyone is checking emails promptly. It was noted some

neighbors prefer not to provide phone numbers. Suggestion was made to go door to door to gather the information. Update from Audrey (has shared most current list.) Need their email addresses and phone numbers. Misty and Liz F. will work on this and complete by end of April.

5. 2022 Activities

- a. Emergency Path Clean Up of branches – Crew will be out this Wednesday to complete.
- b. Neighborhood Reserve Study. Need to work on selecting agency to complete. RSI (\$3500-4000) vs. Association Reserves (\$4150-6400). Need to find out amount of time it would take to get the results. We will invite both companies to attend our June 20 meeting to give us a presentation. **Audrey will ask Christina to invite them at different time slots and references from other neighborhoods.**
- c. Neighborhood Beautification (Trash Bins, bench, etc.) **Defer until after Reserve Study is decided.**
  - 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?
- d. Wildlife Control (beavers and muskrats) Remove from
- e. Neighborhood Watch Program – **Misty will call IMPD and ask them to come out and show us how to run the program.**

6. General Business

- a. HOA Email Box – **Everyone has been set up. Please login and see if you can login and see the email box. If you need the login instructions, please contact Audrey.**

7. Sub-Committee Activity

- Social/Communication Committee – New Homeowner Welcome Packets and needing new membership for this committee. Liz will show sample welcome packet. (Judy Donner, Steve Sanders and Garry Walton) **Need non-emergency contact numbers: police, fire, vendors list, parks, etc. Misty will go to Steve's home and ask him for his list.**
- Landscape Committee – They stopped meeting. Do we need to restart? **We do not need it. We will add landscape into the Architectural Sub-Committee.**
- Architectural Committee – Board needs to receive a summary of all requests each month. (Char Hood, Tim Gordon and Henry Oglesby)
- Each sub-committee has been invited to attend our May meeting to give report outs of their work.

8. Final Thoughts\Comments – **Could we have playground equipment? Not at this time.**

9. Adjourn – **Next meeting is Tuesday, June 17 – 7:40pm**