

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

March 21, 2023

Attendees:

Attendees: (* denotes absence)		
Liz Barringer	Brian Brenn *	Maria Dibble
Liz Funk	Tim Gordon	Andrea Harris
Misty Kunz	Christina Nez, Elite Property Mgmt *	Kevin McLaughlin, ASAP Aquatics

1. Call to Order at 6:30 pm
2. Review and Approve February 21, 2023 Minutes
Minutes approved.
3. Neighborhood Concerns
 - A WTP resident sent a message to a HOA committee member, concerned that they had not received a response from the architectural committee, inquiring if approval was required for replacing screens on an existing screened in porch. Workers were scheduled for March 22, 2023 and a response was needed ASAP. The committee discussed that this project was classified as repair and sent a response during the meeting to the resident that it was ok to proceed. The committee did not understand why Elite Property Management did not respond to the resident or forward the inquiry to the architectural committee.
 - A WTP resident sent a message to a HOA committee member requesting the HOA website which contains a link for paying the HOA annual fee. During the meeting, a committee member forwarded the website information to the resident.
4. Treasurer's Report
 - Christina provided the following response regarding clarification of a balance sheet line item in the liability segment labeled Prior Year Net Inc./Loss:
Prior year net Inc/loss is the line item the system uses to balance any difference between income and expense at the end of the year. Since our system uses double entry accounting system any difference between income and expenses must be recorded in order to finish out the year.
 - 2023 HOA Fees collected in January and February are included in the prepaid line until March 1, 2023, since they are not due until that date.
5. Other Business
 - 2023 Annual HOA meeting location: The November 2023 annual meeting will take place at the Hilton Garden Inn located in INTEC. Elite Property Management issued payment in February 2023 to hold the reservation.
 - HOA email Administrator: Has Misty received the login credentials? If not, next steps.
Misty followed up with Pam however she has not received the credentials needed. In addition, Misty provided Pam with Tim's contact information. Tim created a Gmail account but has not received delegate access to the HOA email account. Currently Brian and Liz B are the only ones with delegate access only.

Liz B will review steps needed and if any costs for setting up a Microsoft website. Misty requested the committee members provide a picture and short background information which would be posted on the website. Also, Liz B will set up a new Microsoft Outlook email for the committee to use.

Subsequent to the meeting Liz B sent a message to the committee members that she had set up a new Microsoft Outlook email address. It is WTPhoa@outlook.com and she provided a shared password for the

committee to use. The password will be changed annually. A permanent response on the Gmail account has been set up notifying senders of the change in email address. All messages to the Gmail account should automatically forward to the new outlook account.

- Pond Maintenance: Review price quotes from ASAP Aquatics

At the February meeting the committee reviewed a price quote from ASAP Aquatics for servicing the pond and muck reduction. The committee did not have sufficient information to make decision for adding muck reduction services. Kevin McLaughlin of ASAP Aquatics joined the March 2023 meeting to respond to any questions the committee had.

ASAP Aquatics provides several types of pond services: algae & weed control, fountains & aeration, emersed control, muck reduction, and rip rap. ASAP Aquatics currently services ponds at Normandy Estates, Chestnut Hills, and Lakeside. The company is on-site every 7 to 10 days checking the ponds they service and use EPA registered products in their treatment programs.

Treatment to prevent algae and weeds begins in the spring when temperatures reach 60 degrees and continue until temperatures drop below 60 degrees in the fall. Muck reduction is an additional treatment that accelerates pond debris breakdown. Kevin explained the muck reduction service would be focused on the middle of the pond. The pond perimeter purposely has a shallow safety ledge should an animal or child fall into the pond.

After a lengthy discussion the committee summarized, if there is not an abundance of weeds and algae in the pond then the current program is working and muck reduction is not needed. Kevin commented that most ponds have never been dredged.

There is shoreline erosion on the east side of the pond. The erosion continues to expand each year resulting in pond overflow. Pond overflow has expanded onto a resident's property and has created a stream that flows behind several other properties. Kevin was asked what solution(s) ASAP Aquatics could offer. His reply was use of rip rap (white rock border) which would slow the flow of runoff.

Part of the overflow problem may be a grate located on the south side of the pond (in the wooded area) which may need to be cleaned. Hoosier Aquatics is supposed to monitor and clean this grate 4 times a year. Misty messaged Christina to have the vendor check the grate this week. Liz F will check with contractors for other possible solutions to the shoreline erosion problem.

Misty will ask Christina to follow up with ASAP Aquatics to see if they will requote the algae and weed control with less on-site visits. Doing so will make it easier to determine how the price aligns with the current vendor (higher/lower).

- Property for sale located at 79th Street and Marsh Road

There is a Public Hearing scheduled for April 13th to rezone the land from agriculture to mixed use. Misty will write a brief message which Liz B will include along with the public hearing notice in an email to the WTP residents.

6. Adjourn at 8:10pm