

WOODS AT TRADER'S POINT
PROPOSED MEETING MINUTES
JULY 20, 2021

1. Quorum Established (Garry). Meeting called to order at 7:06 pm.
2. June Meeting Minutes were approved.
3. Homeowners Concerns, Questions, or Comments
 - a. Bench. Requested Scott to move to another spot up the trail for safety. **Bench has not yet been moved. Garry will manage.**
 - b. Dianna Bilyj is staining her deck. She asked if we had approved colors for stain or if it needed to go through the Architectural Committee. She was advised to send to the committee. Approved by Architectural Committee.
 - c. Compliant from Nicole Blane (HO) regarding weeds in the lot next to 7410 Starkey Court. Requested that the weeds be cut back closer to the forest area. Nicole noted her lawn care service has reported snakes near her home and there is an issue of safety as she cannot see if someone was coming up the trail. Weeds are 5-6 feet tall. **This was noted on the walkthrough with Komplete. Komplete will take an additional cut 62" to cut back some of the vegetation.**
 - d. Frank Dibble asked a question regarding sidewalk repair. He noted white and orange marking on the sidewalk and was wondering why the orange ones were not being repaired. DR Horton management noted the property was walked again and additional repairs (white) noted. No follow up had been done with the repair crew as of 7/12/21. **DR Horton has completed all the sidewalk repair. There is however an issue with the turf on Marsh Road on the hill. Their machine put some deep ruts in the grassy area. Christina will contact DR Horton about repairing.**
 - e. We have received another request for a Community Garage Sale. This is the 2nd request. What are we doing? **Pam will do a Doodle Poll to the neighborhood then turnover to the Social Committee if participant level is high (20 to 25%). If there are a couple of people who want to do, HOA will supply the sign for them to do on their own.**
4. Financial Report (Nick) – Update on transition. June report was mailed on June 13th. It looked fine. Nick and Judy should get together around budget time for an actual transition. Nick asked “Did and where did the \$600 for the new homeowners get reported on the June report? Funds have been received.
5. General Business
 - a. Road Closure. A section of W. 79th between Marsh Road and Zionsville Road closed on July 6, 2021. Road will be closed until late October. Not sure if this was posted or if we want to post. To late to post at this point.
 - b. Komplete. Damaged homeowner fence. Do we know if this was repaired by Komplete? **Komplete is trying to get a hold of the company who installed the fence about getting fixed. Installer is booked out. Contacted another contractor they are also booked out. John (Komplete) is going to try to contact the original installer to see about purchasing the parts and repairing themselves.**
 - c. Damaged fence has not been repaired. Quote was obtained and approval given for MA Billman to repair the fence. Cost is \$1595. When will repairs be completed? Completed.

- d. Sign removal. Approved Komplete to remove signs and place under gazebo. Cost \$320. Has this been completed? Completed. Signs are under the steps.
- e. Irrigation. As of 6/22/2021 system is up and running. It is set to run Monday, Wednesday, Friday, and Sunday.
- f. Komplete/Board Walkthrough is set for Friday, 7/16/21 at 2pm. Board will meet at entrance.
 - Komplete will cut 3 to 4 feet deeper along the path. In the fall they can cut back a lot of the overgrowth to make more manageable and appealing. Komplete will provide an estimate.
 - They will clean out by the rocks/drainage area by pond to get rid of weeds growing in the rocks and the overgrowth on the path.
 - They will spray weeds along the emergency path and cut back brush over the gully area on the east side of the path in the fall.
 - Garry will put a grate cover drainage tub where we had the blockage to keep out debris.
 - Wetlands will be maintained once per year by cutting around the outer edges.
 - Grass path off walking trail (behind Audrey's house). **Audrey to discuss the options with Tim and Glenna and report back to group.**
- g. Wetland Education. Pam has a friend who works with wetlands. Maybe have her out to have a discussion. Could do some sort of community fair with some other agencies being invited.
- h. DR Horton will check sidewalks every 3 years as they still have a bond. Christina checking to see when bond expires. The street bond has expired. Hasn't gotten a definitive answer on the sidewalk bond. **Christina will ask for a copy of the actual bond.**
- i. Judy had an issue when she granted access to community email account. Pam will create a new community email. **This has been corrected.**
- j. Water Valve Cover at 7456 Starkey Court has been fixed.
- k. Elite has mailed governing documents to our new neighbor Randall & Halyn Wetmore. They have been added to the community spreadsheet.
- l. Emails needed for new neighbors.
 - 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 (email & phone needed)
- m. Below are the dates for HOA Meetings. Christina will attend all except November 2nd.
 - i. July 20th
 - ii. September 21st
 - iii. October 19th
 - iv. November 2nd
 - v. November 9th
 - vi. **Board Nominations due by October 29th.**

6. Committee Activity

- Landscape/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. Both requests have been approved. Shutters have been painted.
- Landscape/Architectural – Need workday to trim back growth on the trail. Pam noted there was information in the mailbox regarding volunteers to work. Pam to supply list of names to Garry. **Tim & Glenna Gordon along with Char Hood have volunteered.**
- Landscape/Architectural – Received Pond Report from Hoosier Aquatic Care. Pond was treated on 6/10/21 for algae and on 6/28/21 for algae and submersed weeds.

- At the last meeting we discussed the 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. Christina will send us a couple of examples of cans. Komplete will be able to empty for a small fee.
 - Social/Communication Committee
 - Want to do an event in July. Garry will communicate Judy, Steve, and Alex about doing this event. Need to get more people on this committee.
 - Card Night. Communication was sent to homeowners and responses are in the HOA Gmail account for those wanting to participate. Mark & Tammy Green would like to join the card party. Who will spearhead this?
 - Communication – New Homeowner welcome packet. Garry will follow up with Steve to see where this stands. Steve is getting a list together of contractors along with information on board and meetings, etc. Probably could include things like heavy trash pickup and warranty information. Steve and Communication committee to handle.
7. Do we want to change bylaws for our quorum? Noted this change will cost because of legal involvement. The Bylaws and Articles will have to be changed if we do. Will need get buy in of homeowners. Pam and Christina will investigate the possibility of doing proxies via email. We need to have a plan for conducting the annual meeting via Zoom.
 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? Table for the next meeting.
 9. Final Thoughts\Comments.
 10. Board Christmas party will be at Pam's.
 11. Meeting adjourned at 8:46pm (Henry made motion Nick 2nd.)