

Woods at Trader's Point Board Meeting Minutes

December 18, 2018

Attendees: Steve Sanders, Judy Donner, Pam Suchecki, Scott Spiegel, Char Hood

Steve called the meeting to order at 6:03PM

Homeowner Concerns: Char Hood expressed concerns regarding relocating the pond maintenance company access to the rear of her property due to the tendency to muddy conditions. The board decided **to try** to locate another access point.

ARC Committee: Char Hood agreed to lead the committee. Judy Donner will be the board representative.

Social Committee: A progressive dinner is being planned for January 5th

Financial Report: Ardsley charged WTP \$600/month beginning in June. The management fee should have been \$400. Judy will send an email and a first class letter to Ardsley.

General Business:

Landscape Company Selection: Scott to contact Christina for final vetting of Innovative and Practical.

2019 Budget: A motion to approve the proposed budget was approved with the following revisions:

The landscape line will be increased to match the "worst case" scenario. A line item for emergency repairs in the amount of \$1000. Judy will distribute the revised budget to the board.

The new total income will be \$45,600 and the total expense will be \$45,000.

Management company transfer to Elite is progressing. They will take over beginning in January. It is hoped Elite can attend our next board meeting in January.

2019 Annual Meeting will be scheduled for October 16th.

Dues Letter: amend to include the 2019 budget and homeowner contact information. Budget questions should be referred to the HOA email address.

Board of Directors: Extend terms through the end of 2019.

The meeting was adjourned at 7:00PM. The next meeting will be January 16th at 7:00PM.

