

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

April 18, 2023

Attendees:

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

1. Call to Order at 6:45pm

2. Review and Approve March 21, 2023 Minutes  
Minutes approved.

3. Neighborhood Concerns

- Pier/Dock Repair

A corner of the gazebo dock is listing into the water. Possible scenarios creating the problem are: 1) A clamp that goes around the pier and pipe. The dock is supposed to slide up and down as the water level changes. Perhaps the clamp is stuck or broken. 2) There is a possibility that during the cold weather the ice may have cracked on one of the pontoon floats.

Misty will send an email to Christina requesting a vendor quote. Christina is to schedule the vendor visit at a time when a committee member can be present.

- Old tree behind a resident's home

The committee received a safety concern regarding a tree on HOA property. Per the message the tree appears to be dying and leaning towards a resident's fence. Christina contacted a vendor and a price quote was submitted. No one from the committee was present when the vendor did the inspection.

The committee would like someone to evaluate the health of the tree. Perhaps it only needs to be trimmed versus cut down. Christina should provide pricing from more than one vendor. In addition, scheduling the vendor visits should be coordinated so that someone from the committee can be present.

Misty will discuss with Christina.

4. Treasurer's Report

- There were no questions regarding Elite's monthly financial report.
- The committee continues to monitor the reserves fund. Concerns are vendor costs continue to increase and pond maintenance costs remain an unknown.

5. Other Business

- Pond Maintenance

Erosion on the east side of the pond and the resulting pond overflow onto a resident's property: Subsequent to the March 2023 meeting the grate located on the south side of the pond (in the wooded area) was cleaned. The pond water levels are lower and the resident's property is drying out. The pond has 2 drain grates. Komplete Landscape is supposed to monitor and clean the drain grates 4 times a year.

It was recommended that Komplete attend the May 2023 committee meeting. The committee members will review the Komplete contract prior to the meeting.

The gazebo needs to be painted. Misty will contact Christina regarding vendors and obtaining price quotes.

- Weight Limit Signs on Marsh Road

Information provided by City Councilman, Leroy Robinson:

The No Heavy Trucks signs are having an effect.

Seventeen (17) Semi-Tractor-Trailers were stopped the between April 10<sup>th</sup>, 2023 and April 15, 2023.

Seventeen (17) warnings were issued to the CDL Drivers. All CDL Drivers were thankful for receiving a warning and committed to not violate the 11,000lbs posted signage.

*Highlights:*

- *During a traffic stop, a neighbor stopped by and thanked the MCSO for slowing down the "Large Trucks" in her neighborhood and "stopping them from being on her road".*
- *Seventeen (17) CDL Drivers were instructed to communicate on their CB that Marsh Road has a 11.000 lbs. posted signage and for Semi-Tractor-Trailers to choose another route*
- *A Semi-Tractor-Trailer was turning south onto Marsh Road and saw Sgt. Welch patrolling the area. The CDL Driver backed up immediately, and continued west on 79<sup>th</sup> street*

- PTRA Meeting:

79<sup>th</sup> Street and Marsh Road Property Plans

The next PTRA meeting is currently scheduled for May 10<sup>th</sup>, 2023. May 11<sup>th</sup> is the next public hearing date.

City planners are not comfortable with the proposed traffic pattern and building heights. City Council representative Leroy Robinson would like to hear from the HOAs there comments/concerns. This will assist when negotiating with the developers. Misty is willing to host a meeting with the city representative, developer, and WTP residents.

Community Day

IMPD Northwest District HQ is hosting a community day, June 28, 2023 from 4pm to 7pm. Location is 4005 Plaza Blvd, Indianapolis, IN. Misty will distribute the flyer to the WTP neighborhood via email.

Neighborhood Clean-up

PTRA will reimburse HOAs for expenses incurred with a neighborhood clean-up. Misty will contact PTRA to see if there are costs limits or a list of approved expenses for reimbursement (example: gloves, bags, dumpster?).

Fallen trees on WTP-HOA property

Over the last few years, several trees have fallen on HOA property and remain. The committee discussed what to do regarding these trees. This could be a source of firewood for those residents with firepits. More discussion is needed on how to proceed.

WTP Website content update

Content on the WTP website needs to be reviewed and updated. There is not sufficient time to do this at the regular monthly committee meeting. Misty will schedule a separate meeting, including Nick Hannah, and Liz B will host.

- Social Committee

Misty will invite the Social Committee to the May meeting for an update.

6. Adjourn at 8:45pm