

WOODS AT TRADER'S POINT

MEETING NOTES

September 21, 2021

1. Quorum Established (Garry). Meeting called to Order at 7:10pm.
2. August Minutes were approved.
3. Homeowners Concerns, Questions, or Comments
 - a. Compliant regarding weeds in the lot next to 7410 Starkey Court. Komplete will take an additional cut 62" to cut back some of the vegetation. Does not look as if they went back 62". Maybe 36". Needs to go back more. Request Christina have this done. **Done.**
 - b. Irrigation. We need access to the system. Is there an app we can have on our phone to check this ourselves? **Believe it good now.**
 - c. Community Playground. Play areas are against the covenants. There is a liability issue. Covenants would need to be updated if we did this. Requested homeowner would have to get signatures for the majority to push through covenants. Most of the homeowners would not want this especially with a raised assessment. Nick to communicate with homeowner. **Done.**
4. Financial Report (Nick). Did we get the funds from 2020 rolled over to the Reserve Account? We will rollover year-end funds each year. **Will wait until the end of 2021 to roll funds over.**
5. General Business
 - a. Komplete. Damaged homeowner fence. Can we please get them on this so that this gets taken care of right away? Christina did you communicate with them? Is this done? **Nick from Komplete said they have a call into a contractor. Waiting to hear back. Hoping they will have done in a couple of weeks. Committee will continue to monitor.**
 - b. Sign removal. Christina, we need to get Komplete out to fill in these holes. Also, can you please schedule a meeting with Komplete so the new guy can meet with us. We'd like to do as soon as possible. Christina has **all** holes been filled? Do we have dates for a meeting with Komplete? **Komplete says signs have all been removed and holes filled. Christina to ask Komplete for a credit for the seeding they were supposed to do, and we paid for. Pam will check if hole in her neighbors' yard has been fulfilled.**
 - c. Komplete/Board Walkthrough.
 - Komplete will cut 3 to 4 feet deeper along the path. Are they now cutting back the 3 to 4 feet? **We shouldn't be charged for those areas where they can cut and weed eat but haven't been doing. Christina is going to discuss with Nick from Komplete again. Sounds like the information from the walkthrough wasn't completely communicated to him. Requesting quote by 10/1/21. Christina also please ask for a timeframe for when they will complete the work.**
 - Still need Fall Cut Back estimate. **Christina have Komplete supply asap.**
 - 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. **Christina have Komplete include in estimate.**
 - Garry will put a grate cover drainage tub where we had the blockage to keep out debris. Garry has measured and look at Home Depot for a topper. He's still searching to find a

grate that is 14" in diameter. Nick will reach out to some of his vendors for a grate. Nick is approved to purchase if under \$500. Christina is also reaching out to someone who maybe able to fabricate for us.

- Grass path off walking trail (behind Audrey's house). Path will remain open. Complete to maintain at its current width and condition. Has this been communicated to Complete? Christina to communicate to Complete.
 - Wetlands will be maintained once per year by cutting around the outer edges. What time of year are they to do this? Keep it maintained at its current width. Has this been communicated to Complete? Done in fall of each year. There will be no extra charge as it's in the contract. Need to notify homeowners this will be cut back once a year. Pam will put something together for email blast.
 - Complete Proposal for Fall Aeration and Overseeding. We did in 2020 so will not do for 2021. Will do every other year alternating with the cut back along the path.
- d. Wetland Education. Could do some sort of community fair with some other agencies being invited. Due to COVID date TBD.
- e. Below are the dates for HOA Meetings. Christina will attend all except November 2nd.
- i. July 20th
 - ii. August 17th
 - iii. September 21st
 - iv. October 19th
 - v. November 2nd Prep meeting for Annual Meeting
 - vi. November 9th (Notice to go out 30 days in advance)
 - vii. December 21st
- f. Board Nominations due by October 29th. Have a couple of owners who are interested.
- g. Sinkhole on Starkey Court awaiting repair since December 2020. Judy Donner spoke with City/County Controller Leroy Robinson. He has promised to investigate this.

6. Committee Activity

- Trash Barrels for path. Christina sent examples. Complete to supply quote. Need to continue researching. What's our plan for the walking path? Let's make it more welcoming. More benches. Picnic bench. Team needs to create a plan.
 - Social/Communication Committee. Garry will get with Committee.
 - Communication – New Homeowner welcome packet. Board may need to take on this activity. Garry to gather information from Communication Committee.
 - Scarry Creepy Woods – Pam.
7. Do we want to change bylaws for our quorum? 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. Topic of Conversation for Annual Meeting.
8. Annual Meeting will be at the library as well as Virtual. Need to plan.
- a. Meeting will start at 7pm.
 - b. Set up polls for voting of board members.
 - c. Pam will set up the Zoom and link.
 - d. Need to post sign at front entrance.
 - e. Need to start advertising for meeting right away.

f. Include 2022 budget in meeting.

9. 2022 Planning.

- a. Budget
- b. Budget for neighborhood study so we understand what our future expenses (sprinkler systems, pond, signage, dam, trees, etc.).
- c. Trash Bins for path
- d. Projects
- e. Wildlife Control
- f. Christina will supply by end of the week 9/24/21. Needs approval from us by 10/1/2021.

10. Need quote for snow removal. Komplete is currently doing.

11. Final Thoughts\Comments.

12. Adjourned at 8:28pm.