

## **WOODS AT TRADER'S POINT HOA**

### **MEETING MINUTES**

**MAY 18, 2021**

**Attendees:** Steve Sanders, Judy Donner, Henry Oglesby, Pam Suchecki, Garry Walton, Audrey Jones, Nick Cohen, and Christina Nez (Quorum)

**Call to Order:** Steve called the meeting to order at 7:04pm. New board members Nick Cohen and Audrey Jones were introduced.

**Minutes Approval:** April meeting minutes were approved.

#### **Homeowners Concerns, Questions, or Comments:**

- New homeowner objected to denied request to install a playset in their yard because they had noticed an existing homeowner on Cassilly has one in their yard. In earlier years, the management company administering the community, and prior to the establishment of our HOA, erred in allowing the playset when our community was originally built and it was decided to grandfather that allowance. Homeowner was informed by the Architectural committee that covenants did not allow for such structures such as playsets. New homeowner wanted to know what was needed to change the covenants to allow. Bylaws require written approval from 75% (53 properties) of the neighborhood to change any covenants. Changing a covenant requires approximately \$2,000 in legal fees to be expended. Homeowner was advised that if they were able to get enough signatures for approval, board would be willing to put the issue up for vote.
- Homeowner painted shutters on home that does not meet the community color palette guidelines. Homeowner acknowledge the error and will repaint. Board to reiterate to all residents the necessity of submitting an architectural request form for most outdoor projects.

**Financial Report:** Judy reviewed the April financial report package. We are currently within our YTD budget and all dues have been paid as agreed. Report was approved.

#### **Committee Reports:**

- **Architectural** – Aforementioned color palette/shutter issue was reported. We need board member liaison to report the committee findings to the board. Our property manager representative, Christina, would like five people on the committee. Henry Oglesby agreed to join the committee and be the board liaison.
- **Landscape** – Reviewed landscape contractor Komplexe's bid to repair dead patches of grass near pond where dead trees were removed. Re-seeding and covering are needed. Agreed to have Komplexe do the job. Discussed lack of trimming at the front underneath trees and along fence. Issue brought up as to how the bushes needed to be

trimmed back behind Audrey's house adjacent to the walkway. Nick brought up the fact that per contract, common areas need to be treated five times annually by the landscape company. Christina will check with Komplete to make sure treating is being scheduled per contract. Discussed possible removal of "No Fishing, etc." signs around pond. Decided to ask for bid to remove all but two signs, one to be left on each side of the pond. Fishing is allowed only if a homeowner is present. Agreed signs behind lots 29 and 32 need to be removed.

- **Social** – Possible events and combination with Communications Committee was discussed. Lessening Covid-19 concerns should provide more opportunities this summer to bring the neighborhood together.
- **Communication** – New Homeowner welcome packet was proposed. Steve Sanders agreed to lead the effort to put one together. Packet will include recommendation for suggested vendors and tips for a family's successful integration into the community. Steve suggested we put board email addresses, list of contractors, and our property managers (Elite) information in it. Other ideas discussed were fence and window vendors, reputable handyman contractors, and mailbox vendors. Additionally, Judy notified us that since she is leaving the board, the Gmail email account needs to be checked every day. That duty will be picked up by Pam Suchecki.

### **General Business**

- Pipe Drainage near back emergency path – landscape company will clean twice annually.
- Common area tree limb dumping. Christina will send a letter to homeowner to clear debris. This is necessary because limbs will eventually find their way into the pond and clog drainage.
- Homes for sale\sold: 7447 Starkey, 6449 Coughlin, and 7465 Cassilly.
- Board duties were discussed for our new members.

Final Thoughts\Comments – Transitioning Board Members, Steve and Judy. They were thanked for the tremendous amount of effort they have provided the board and noted that their input and involvement in the community was welcome and needed going forward.

Last topic of discussion was the need to plan for long term capital project needs like repaving the path, restoring the gazebo, and replacing mailboxes. We need to think about planning. This is critically important and we will make that a priority in the coming year. Things like resurfacing the walking path or having it sealed. Probably needed every 5 years. We need to discuss with residents about establishing priorities for upcoming projects that are needed and/or desired. This Reserve Study is highly recommended by Christina and something successfully functioning neighborhoods typically do. Study should be all-encompassing and very thorough. Other items like street signs and irrigation system repairs need to be considered. Also needed is an update to the by-laws to lower the number of voters necessary to make changes. Will make these agenda items for our next board meeting on June 15 and we will include the reserve study in our budget for 2022.

Board discussed individual roles going forward with the following appointments decided: President – Garry Walton, Vice President Henry Oglesby, Secretary Audrey Jones, Treasurer – Nick Cohen, At Large-Pam Suchecki.

Meeting was adjourned at 8:40pm.