

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

June 20, 2023

Attendees:

Attendees: (* denotes absence)		
Liz Barringer	Brian Brenn*	Maria Dibble
Liz Funk	Tim Gordon	Andrea Harris
Misty Kunz	Christina Nez, Elite Property Mgmt	Lee Geupel, Komplete Landscaping – Account Manager

1. Call to Order at 6:36 pm

2. Review and Approve meeting minutes

The May 16, 2023 minutes were approved.

3. Komplete Landscaping

The 3-year maintenance agreement with Komplete Landscaping expires September 2023. Prior to renewing the agreement, the HOA committee invited Komplete to attend the June meeting to review services provided.

- Dam Maintenance: Komplete wants to remove from the contract language regarding cleaning out the drains. Christina has reached out to the vendor servicing the pond company to see if they will perform this task.
- Mowing of common areas: Komplete has continuously missed various areas of the common space when mowing. Christina shared a map during the meeting that had common areas marked on it. Mr. Geupel explained the missed areas as a miscommunication. Tim will walk the property with Mr. Geupel who will communicate the information to the mowing crew.
- Clean up of storm debris: Clean up of storm debris on walking trails is not included in the maintenance agreement. Komplete is willing to do provide this service for a fee. The HOA has used a different vendor for this service.
- Fall annual flowers: Last year the mums installed at the entrance flowerbed were not planted correctly and the quickly died. Also, there were wide gaps between plants. The committee would like Komplete to provide a list of drought resistant plants/flowers with colors that contrast well with the environment and to include more plants when placing them in the flowerbed.
- Fall/Winter clean up: The contract states this as a general cleaning of the entire grounds. Leaves will be mulched up or if excess leaves, vacuum loaded and removed from the property. Perennials and ornamental grasses will be cut back to ground level in preparation for winter. Mr. Geupel explained this as work performed on flowerbeds and walking trails.
- Irrigation: Mr. Geupel said currently there are only 4 zones working. Komplete will be onsite Friday to work on repairs.
- Holiday decorations: Komplete is storing the holiday decorations until fall. The HOA will then send out an email to residents asking for volunteers to install and store decorations. Mr. Geupel asked who/where to deliver the decorations in the fall.
- Pricing: Contract language allows for up to a 5% annual increase. Komplete has not raised the contract price the full amount that they could have.

4. Neighborhood Concerns

- Pier/Dock Repair

Tim met with another vendor about the pier/dock repairs. Two floats have taken in water. The floats are old style barrels which are no longer available. Also, the hardware used is obsolete. If the vendor can find a doable substitute, he will do the work for \$1,785. However, the work is usually done by removing the deck boards. The way the dock was built the railings would also need to be removed. Some of the railings are loose and need to be replaced. There is also concern that some of the boards may have rot from sinking in the water.

A review of Google maps shows the dock was built in 1992, railings were added in 2013, and the gazebo was built in 2015. After considerable discussion, the committee decided to pause on moving forward with the dock repair while waiting for vendor quotes and designs to rebuild the dock.

- Gazebo painting: The committee is pausing on the gazebo painting until after the dock repair/replacement has been completed.
- Old tree behind a resident's home - model home
There is a Sycamore tree approximately 100 feet tall behind the model home. It is not leafing out, has a fungus on it, and is leaning over. A price quote of \$5,250 was received for cutting down and removing the tree. At the May 2023 meeting, it was decided to have an arborist check the tree to determine if the tree can be saved. There has been no response from the arborists that were contacted. Misty has the names of 3 vendors that a neighbor recently used. Misty will forward the vendors contact information to Christina.
- Tree replacement at entrance:
The cost for Komplete to remove and replace the tree is \$975. Komplete recommends holding off on this work due to the dry weather. Liz F will check with some of her contacts for quotes.

There is another dead tree located on HOA property behind Julie Leer's house on Starky Court. Julie has marked the tree with an orange X. This is a small tree. Tim has a chainsaw. Liz B and Tim are going to look at the tree. If he determines it is doable, he will cut down the tree.

5. Treasurer's Report

- Christina reviewed the financial report. The WTP-HOA financial accounts as of May 2023, consist of checking \$51,293.13 and money market savings \$16,412.31. Two homeowners are on a payment plan for their HOA fees and one homeowner is delinquent. The delinquent account has received 4 notices including a final notice. The next step for a delinquent account is collections. The committee unanimously voted to send the account to collections.

6. Other Business

- PTRAs meeting:
 - Comments made regarding the development at 79th and Marsh Road was the project will happen. Residents need to change what they are asking the city and developer for.
 - There was a representative from the Lafayette Square project at the meeting who expressed interest in attending HOA meetings. Purpose of attendance is to see what residents want to see in the area.
 - A retired Northwest side of Marion County police chief spoke about speeding, traffic infractions, and placing cameras in construction areas.
- Traders Point combined neighborhood meeting

Purpose of this meeting was to discuss the proposed development at 79th and Marsh Road. The biggest concern voiced was traffic on Marsh Road. This is an INDOT issue not the developer. July 12, 2023 is the meeting to vote on the proposed development.

7. Adjourn at 8:30 pm