

WOODS AT TRADER'S POINT

MEETING NOTES

October 19, 2021

1. Meeting called to Order at 7:06 pm.
2. September Minutes approved.
3. Homeowners Concerns, Questions, or Comments
4. Financial Report. Projecting about \$40,000 in the Reserves and Checking by year-end. Everything seems to balance.
5. General Business
 - a. Complete. What's the status of the Homeowners fence? Still not fixed. Requested Elite to intervene with Complete and get this fixed.
 - b. Sign removal. Holes have been filled. Christina to ask Complete for a credit for the seeding they were supposed to do, and we paid for. **Will credit be given? No credit needed. Job is now complete.**
 - c. Complete Meeting. **Has a meeting date and time been proposed? Christina will send email to Nick at Complete and to HOA Email.**
 - d. Complete/Board Walkthrough.
 - Complete will cut 3 to 4 feet deeper along the path. Christina emailed Nick from Complete and had a follow up conversation. Fall Cutback quotes has been received. Quote #1 for \$975 was approved. Quote #2 for \$2,575.00 has not been approved and needs further discussion. **Need Complete out here for a physical/visual review of what they need to cut back and what we will be charged to do and what they should have done.**
 - Spray weeds along the emergency path and cut back brush over the gully area on the east side of the path in the fall. **This was supposed to be included in above quote. Please confirm it is.**
 - Grate for Drainage. Board approved fabrication of grate and installation for \$380. Has grate been installed? **Will be installed by the end of the week 10/22/2021.**
 - 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? Done.**
 - Wetlands will be maintained once per year in the fall. **Email blast sent to homeowners.**
 - e. Complete Snow Removal. Complete can't accommodate us this season. Christina seeking quotes for other vendors. Need an update. **Received 2 quotes. Selected Edgars. Clear at 3" for \$330 per pass. Will salt for \$380 at Boards request.**
 - f. Hoosier Aquatic Pond Quote received. Was this approved? **2-year contract approved. Adding Primrose Control/Cattail Control at \$320 for treatments 2 times per year.**
 - g. Wetland Education. Could do some sort of community fair with some other agencies being invited. **Due to COVID date TBD. Remove.**
 - h. Remaining HOA Meetings. Christina will not attend November 2nd.
 - i. October 19th

- ii. November 2nd Prep meeting for Annual Meeting
- iii. November 9th (Notice to go out 30 days in advance)
- iv. December 21st
- i. Board Nominations due by October 29th. **Send blast to Homeowners about proxies, meeting reminder, nominations.**
- j. Sinkhole on Starkey Court awaiting repair since December 2020. Judy Donner spoke with City/County Controller Leroy Robinson. He has promised to investigate this. **Does anyone have an update? Remove.**

6. Committee Activity

- Trash Barrels for path. Need to continue researching. Team needs to create a plan. Complete to supply quote for maintain barrels. Did we receive the quote? **Table for broader planning meeting.**
- Social/Communication Committee. Garry will get with Committee. **In progress.**
- Communication – New Homeowner welcome packet. Board may need to take on this activity. Garry to gather information from Communication Committee. **In progress.**
- Scarry Creepy Woods – Pam. Not able to do. Remove.

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. **Status?**
- c. Pam will set up the Zoom and link. **Done**
- d. Need to post sign at front entrance. **Status?**
- e. Need to start advertising for meeting right away. **Status?**
- 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. **Approved.**

10. Final Thoughts\Comments.

11. Adjourned at 8:02pm.