



Woods at Traders Point

Homeowners Association

2023 Annual Meeting Agenda

November 6, 2023

1. Call meeting to order/verify quorum

The annual Woods at Traders Point homeowners association meeting was called to order at 6:30 pm with 42 homes represented.

2. Introduction of board members

The current HOA board members were introduced: Liz Barringer, Brian Brenn, Maria Dibble, Liz Funk, Tim Gordon, Andrea Harris, Misty Kunz.

3. Review/Approve 2022 Meeting Minutes

Attendees were asked if there were any questions regarding the 2022 annual meeting minutes. No questions were asked. There were no edits requested. Judy Donner made a motion to approve the minutes and Andrea Wetmore seconded the motion. All attending approved the minutes.

4. Review/Approve Treasurers Report 2023 Financials/2024 Budget –

Total budgeted income for 2023 was \$47,950 all from annual dues. The actual amount collected through the end of October 2023 was \$47,143. Homeowners were reminded that it is important to pay the association dues. This is the funding for the annual budget. A payment plan is an option if a homeowner is struggling to make the payment when due. If a payment is not made, a payment plan not set up and payments made, and a lack of communication between the homeowner and the property management company then the account is turned over to collections in June. Currently 2 homes are on a payment plan and 1 home has been submitted to collections.

The 2023 operating budget was \$47,950. Actual expenses through the end of October 2023 and estimated expenses for November and December total \$45,266. If there are no unexpected large expenses in the final 2 months of the calendar year it is estimated there will be \$1,877 unexpended at year end. There is no increase in the 2024 annual dues. The 2024 budget remains at \$47,950.

Contracts up for renewal in 2024 included mowing, pond, and snow removal. The committee requested the property manager obtain quotes from the current vendor and at a minimum of 2 new vendors. The previous mowing contract was a multi-year contract with Komplete Landscaping. The committee agreed to renew the contract with Komplete for 1 year. Irrigation services were removed from the contract and a new contract was issued to Stephens Irrigation Systems resulting in cost savings. Hoosier Aquatic is the vendor for pond services. Their



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contract was renewed for 2024 and 2025. Dotson is the snow removal vendor. The contract was renewed for the period November 2023 through March 2024.

2023 Projects completed

- **Removal of large old tree on HOA property**
There was a Sycamore tree approximately 100 feet tall behind the model home. It was not leafing out, had a fungus on it, and was leaning over. The committee had Shawn Williams, Arborist from SavATree inspect the Sycamore tree. He reported the tree had a lot of dead wood and die going on throughout the crown. It also had a fungal disease called anthracnose. There were mushrooms all around it which is a sign of some sort of root rot and Mr. Williams suspects it has some heart rot going on. With the excessive lean and suspected rot, Mr. Williams highly recommended taking down the tree. The committee moved forward with the recommendation and hired Adolfo's Tree Service to cut down and remove the tree.
- **Pier/Dock Repair**
The committee reviewed the price quotes for repairing the dock/ramp and for replacing the dock/ramp. After considerable discussion (age of dock & ramp, difficulty in obtaining parts, final actual cost to repair would be an unknown till work was completed, ongoing maintenance cost) the committee voted to replace the dock and ramp.

Acceptance of the treasurer's report and the proposed 2024 budget was approved by ballot.

5. Committee Reports (Architecture /Social/ /Landscape)

- **Architectural - Henry Oglesby**
(Forms are available on the HOA website)

In 2023 the architectural committee received 2 requests that required approval. One request was to replace an existing wood deck with low maintenance materials. The other request was for a fence to be installed.

Examples of what does/does not require committee approval was provided.

- Landscaping does not require committee approval (example: installation of an irrigation system).
- Exterior painting of the home if changing the color(s) requires committee approval.



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- Installation of a new mailbox or post must be the same brand and model that the builder installed.
- Installation of new exterior lights on the house or the lamp post must be the same brand and model that the builder installed.
- Social Committee
Gary Walton headed this committee until his death earlier this year. New volunteers are needed to keep this committee going. A sign-up sheet is available for those interested in participating on the committee and for activity suggestions.

6. Review/Approve Election of Board of Directors

2023 – terms continuing: Maria Dibble, Tim Gordon, and Andrea Harris

2023 – terms expiring: Liz Barringer, Brian Brenn, Liz Funk, and Misty Kunz

- Nominated: - John Bryan, Gregory Weinheimer, and Randall Wetmore.
Nominated individuals were introduced and provided a brief background

Acceptance of the nominated individuals were approved by ballot.

7. Other Business

- Pike Township Residents Association (PTRA)

PTRA has been in existence for 50 years. Membership provides the HOA a voice in topics that impact our neighborhood and the surrounding area (examples: traffic on Marsh Road and development of the property for sale at 79th & Marsh Road). PTRA does not always win the argument, in those instances they work towards the best results for both parties (covenants).

City personnel that attend all meetings consist of a minimum of the fire marshal, police, and the mayor's advocate. They respond to questions and take concerns back to the appropriate contacts. The HOA as a member receives agendas in advance of the meetings, notices, and information on who to contact regarding various subjects.

Woods at Traders Point HOA joined PTRA in 2023. Membership allows any interested homeowner in our neighborhood to attend meetings. PTRA meetings are held at the Pike Township Office located near 56th Street and Lafayette Road.



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8. Adjournment – There was no further business brought before the committee. Audrey Jones made a motion that the meeting be adjourned and Patty Weinheimer seconded, all attending agreed. The meeting adjourned at 7:21 pm.