

WOODS AT TRADER'S POINT HOA BOARD MEETING MINUTES

MAY 19, 2020

1. Attendees: Steve Sanders, Henry Oglesby, Judy Donner, Garry Walton, Pam Suchecki, Christina Nez (quorum)
2. Steve called the meeting to order at 7:01pm
3. The April Meeting Minutes were approved.
4. **Homeowners Concerns, Questions, or Comments:** Homeowner requested a meeting with the board regarding installation of a flagpole. Board representatives met with homeowner who indicated unawareness of a violation. Discussion ensued. Article 6.2 does not specifically exclude flagpoles, but does mention "structures". Board will advise homeowner to submit required plans for the flagpole installation to the Architectural Committee. Board will notify the committee that it contingently approves of the structure dependent upon Architecture committee approval. Board agreed to the need to instruct the Architectural committee to develop guidelines, including more specifics on what is allowable on a variety of possible exterior structures.
5. **Financial Report:** Income Statement actual data does not correlate with budget column presentation. Judy expressed concern and Christina understands the issue and will adjust budget presentation to include appropriate changes. Changes also will be incorporated to better align expense by vendor.
6. **Committee Reports**
 - Architectural – Flagpole issue to be directed to committee.
 - Landscape – Tree planting violation in common area between Starkey and Irick was discussed. See item (i) in general business section below. Draining in common area was discussed. Noted that irrigation control subpanel near Marsh road needs repaired. \$135 quote to repair and board approved. Also discussed buried electrical outlet at the north side of entrance which needs attention.
 - Social – Get together discussed. General opinion is that we can do social distancing and board will reach out to committee to set up.
 - Communication-Nothing to note.
7. **General Business**
 - a. Funds Transfer Into Reserve Account – Board approved movement of \$9,385.58 into the reserve account. These funds represent remaining money from Westport's original reserve contribution to cover outstanding issues during transition of control.
 - b. HOA Dues Status – Five residents have not paid and two others are on payment plans. \$2,984 outstanding. Final notices will be sent to those who have not made payment arrangement.
 - c. Results of Covenant Amendments voting/Letter to Residents – Registration process is delayed to due Covid-19 low-staffing at the court. They have assured they are working on it. Letter will be sent upon completion of recording.
 - d. Covenant Violation – Flagpole update (See above).
 - e. New Street Light – Cassilly Ct./Coughlin Dr. A couple of proposals were put forward. Lowest that would match neighborhood design (LED 6,000-7500 Lumens with appropriate base) would cost \$41.45/month to operate and \$2,571 to install. Board decided to not proceed due to cost.
 - f. Marsh Road Signs – Speed\Weight Limit violations need addressing. Judy emailed councilor Robinson and said he responded and will check into the issue. Steve called IMPD to try to get some traffic control.

- g. Common Area Maintenance-Landscaping Enhancements Quote – Tabled to next month.
- h. Tree Removal Update – Nothing currently finalized.
- i. Unauthorized Tree Planting in Common Area (Starkey Ct) – Homeowner has planted trees in common area. A letter to be sent to homeowner stating that we will not remove the trees if encroachment is allowed.
- j. Dam\Spillway Debris Removal (Muskrat)\Pond Water Level Issue – board will try to see if they can do the job prior to hiring external contractor.
- k. Pond Maintenance/DPW Clarification--DPW representative will look at requirements and get back with Christina.

8. Meeting was adjourned at 8:34pm.