

**Woods at Traders Point
HOA Board Meeting
January 18, 2025**

Attendance

Present

Greg Weinheimer, Vice President
John Bryan, Secretary
Joel Kartholl
Susan Terheide
Brad Delk

Absent

Randy Wetmore, President

Call to Order

In the absence of Randy Wetmore, Greg Weinheimer called the meeting to order at 6:11 pm and welcomed HOA member Nick Hannah as an invited guest

Approval of Minutes

Susan moved that the minutes of the December 4, 2024 meeting be approved as written. Brad seconded the motion which was approved unanimously.

Special Guest

Nick Hannah was welcomed and asked about his involvement with the HOA website and for his thoughts on how it might be improved/refreshed.

Nick indicated the site, in its present format is about 8 years old and suggested it could be refreshed. He suggested that board members provide 2 sentence bios along with head and shoulder shots so that these can be included. It was also noted that the neighborhood has a Facebook page that has rarely been used of late.

Discussion then centered on getting current office bios and pics to Nick, along with emailing a reminder about neighborhood covenants, approval forms, etc. to homeowners.

Old Business

Appointment of Brad Delk to HOA Board/Treasurer Position—John motioned that the board appoint Brad Delk to one of its vacant positions. Brad has an accounting background which is a need on the board. Susan seconded the motion which passed unanimously. Following his election the board appointed Brad as the treasurer. Maria Dibble, the past treasurer, has offered to support Brad in his new role.

Christmas Lights—Randy Wetmore removed the lights after the holidays and is storing them.

Abandoned Vehicle—A homeowner was to be notified of pending action regarding a vehicle that has been on their driveway for months without moving. The notification was sent to the incorrect address and has now been sent to the proper location.

Mailbox Repair—A homeowner who had their mailbox damaged by a school bus requested information on replacing the mailbox in accordance with our covenants and has also asked to move the mailbox to the other side of their driveway. The homeowner has been provided information on the mailbox by Elite Management and been given permission to relocate it as requested.

Financial Report

Brad reported the following:

Income:

With it being only January, it is a little hard to predict anything until March when we receive that lump sum from Elite Mgmt. All HOA dues are paid in full. 0 delinquent accounts. \$3.86 collected in Interest fees.

Expenses:

Annual budget is \$52,500. Total expenses as of Dec 31, 2024, total \$2970.66. Common ground maintenance paid to date, with "approximate amounts" predicted throughout year. Expenses for the renovation and planting of the entrance median are not calculated yet. The board has previously reviewed plans and forecasts a cost-savings vs. the annual planting and watering that has been provided by Komplete.

Checking and savings total funds available are \$33,558.17, minus reserves \$18,833.67 equals \$14,724.50 available to cover expenses. Estimated funds needed to pay through Feb 2025 are \$58,279.34.

New Business

Snow Removal—Joel reported on the work that has already been done to remove snow. The contractor responds quickly and has a good rapport with Joel. Board members offered suggestions that would be helpful in clearing snow away from mailboxes which Joel will be communicated.

Meeting Dates/Hosts—The following schedule is planned:

- March 20, Susan
- May 15, Brad
- July 17, Joel
- September 18, John
- October 27, tentative annual meeting date, Pike Township Offices

Drainage Pipe Cap—Greg noted that he had installed a guard to keep animals from entering the newly installed drainage pipe so that they do not build nests or otherwise disrupt the flow of water.

Entrance Landscape Lighting—Joel noted that the one fixture on the south side is not functioning properly.

Street Repair—Greg noted that no one has been in contact with him and that he will try again once the weather gets warmer.

Quotes for Expanding Irrigation—Carolyn Melek is leading the efforts to renovate and improve the entrance landscaping while saving the HOA money over time. Work on this will begin in spring with the board requiring approval of the expense.

Adjournment

There being no further business, Brad motioned that the meeting be adjourned. Susan seconded the motion which passed.

Respectfully submitted,
John Bryan, Secretary