

## **Woods at Traders Point HOA**

### **Board Meeting**

**September 19, 2024**

### **Minutes**

#### **Present**

##### **Board Members**

- Randy Wetmore, President
- Greg Weinheimer, Vice President
- Maria Dibble, Treasurer
- John Bryan, Secretary
- Andrea Harris
- Tim Gordon

##### **Guests**

Christina Nez, Elite HOA Management  
Autumn Marietta, Elite HOA Management

#### **Call to Order**

Randy Wetmore called the meeting to order at 6:04 pm and welcomed guests Christina Nez and Autumn Marietta from Elite HOA Management. Christina informed the board that Autumn will be moving into the role of being our point of contact with Elite, while Christina will remain with the firm and support Autumn as needed.

#### **Approval of Minutes**

Maria made a motion, seconded by Andrea that the minutes of both the July 18 and August 14 board meetings be approved as written. Motion passed unanimously.

#### **Financial Report—Maria Dibble, Treasurer**

As of August 31, 2024, total cash available (checking & savings) is \$52,490. A large block of these funds is needed to finish funding 2024 expenses and the first two months of 2025. New funds from 2025 dues become available in March 2025.

Annual expenses for 2022 (\$50,277) and 2023 (\$51,890) have exceeded budget. Expenses in 2024 are also expected to exceed budget. At the time of the meeting the actual cost for the drainage project remains an unknown. The committee spent a considerable amount of time discussing what the 2025 HOA dues amount should be. The discussion included the cost of major unplanned expenses in recent years averaged \$15,000 annually and rise in vendor costs due to inflation.

The initial annual assessment when the subdivision was developed was set at \$600 and remained at that rate until 2023 when it increased to \$685. Greg Weinheimer made a motion that the 2025 assessment be set at \$750, or a 9.4% increase. John Bryan seconded the motion which passed unanimously.

## **New Business**

Annual Meeting Notice—The board discussed notification of homeowners to make sure the required 30 days' notice and information regarding the dues increase would be provided in a timely fashion. HOA members will receive mailed notification of the meeting scheduled for October 28 at the Pike Township offices.

## **Old Business**

### Water Issues—7417 Cassilly Court

Greg reviewed the latest information regarding possible solutions for resolving the drainage issues. Tim stated he felt the work could be done for less than the current estimates and offered to try and identify another contractor to do the work. The board discussed the options and agreed to have Tim help secure another estimate and move forward in a prudent manner with the lowest of the estimates received.

Landscape Plans—Greg updated the board on moving the irrigation heads in the center median so that the plan to add perennials next year will be successful. With perennials, the board expects a cost savings in the long run vs. having Komplete provide plants as well as watering them.

Street Repair—Greg has continued to communicate with various city representatives with many indications of future repairs but no action.

Prospective Board Members—Randy reminded the board that Maria, Andrea and Tim all have terms expiring and that up to four new members may be elected at the upcoming annual meeting. In particular, there is a need for someone with an accounting/finance background if someone can be identified.

## **Miscellaneous Items**

Website Volunteer—John continues to work to have Nick Hannah attend a meeting.

ACC Board Member/Joint Meeting—The board discussed whether it is important to have a joint meeting and concluded that is not the case. Tim reminded the board that he currently serves on the ACC and that a new board representative to the ACC will be needed upon the end of his term.

## **Adjournment**

There being no further business, Andrea made a motion to adjourn the meeting. Tim seconded the motion which passed unanimously at 8:10 pm

Respectfully submitted,  
John Bryan, Secretary