

**WOODS AT TRADER'S POINT
MEETING MINUTES**

June 20, 2024

Members Attending:

Maria Dibble
Tim Gordon
Andrea Harris
Randy Wetmore

Members Absent:

John Bryan
Greg Weinheimer

1. Call to Order

The meeting was called to order at 6:04 pm. Minutes from the May 16, 2024, meeting was approved as distributed.

2. Financial Report

- There are 3 homes with past due HOA fees totaling \$1558.36. Status - a lien on one home, a payment plan for 1 home, and 1 home unknown.
- Budgeted contracted amounts that will be fully expended by year end have been subtracted from available funds through December. Doing so assists in determining where funds might be available in the budget to support unplanned expenses or increase reserves.
- Common ground expenses paid to date include mowing, spring start-up of the irrigation system, and insect & disease control
- If we use a reserve beginning balance of \$15,000 and add to it monthly based on the budget amount, then as of May 2024 the reserves total \$15,925.
- Checking and savings total funds available are \$62,786 minus reserves \$15,925 equals \$46,861 available to cover expenses. Estimated funds needed to pay expenses June through February 2025 total \$40,566. The difference of \$6,295 is currently uncommitted. Funds could be used for unplanned expenses or move to reserves.

The committee accepted the financial report as presented.

3. Street Maintenance Update

Greg continues to follow up with the city regarding street repairs for the neighborhood. The city has been unresponsive. Next step is for Randy and Greg to make an in person visit to the responsible city office.

4. Landscaping Update

- Dead trees behind home on Starkey and a dead tree on side of trail: The committee agreed to move forward with having the dead trees cut down. Randy will contact Elite Property Management to approve moving forward with this project beginning with obtaining a price quote.
- Irrigation System: Stephens Irrigation Service completed the annual spring start up and the city required testing of backflow prevention. In addition, a sprinkler head was replaced. The vendor suggested adjusting the irrigation system (cost \$400) so that the it could water the flower beds. This would reduce the mowing contract which includes the cost of watering flowers. The committee approved making the adjustment to the irrigation system. Work will be scheduled for Fall 2024.

5. Other Business

- PTRAs meeting: Randy attended the June 2024 meeting. Meeting discussion topics were the homeless population, and PTRAs board member composition.

- Beavers: The committee was notified that beavers once again have been spotted on HOA property near the pond. A vendor was hired to catch and remove the beavers. To date, 3 beavers have been caught and removed.
- WTP-HOA Board members: The current board consists of 6 members. Terms for 3 members expire in December 2024. Randy asked of the intention for those members whose terms are expiring. All said they do not intend to volunteer for a second term. Randy will send an email to the neighborhood asking for volunteers. It would be helpful if one of the new board members had a financial or accounting background.
- There have been 2 requests sent to the WTP-HOA Architectural Committee this year.
- Nick Hannah who handles the WTP-HOA website will join the July HOA meeting.

6. Adjourn at 7:11 pm.