

## **WOODS AT TRADER'S POINT**

### **ANNUAL MEETING NOTES**

**November 19, 2021**

1. Meeting called to Order at 7:06 pm.
2. Quorum Established and met at 43. We had attendees in-person, via Zoom and received a number of proxies.
3. 2020 Annual Meeting. Motion to accept 2020 Annual Meeting Minutes was made by Nick Hannah and second by Judy Donner. Motion passed. Minutes approved.
4. Christina Nez (Elite Properties) provided a Review of the 2021 Treasurer's Report and 2022 Budget.
  - a. 2022 Contracts
    - i. Mowing – Komplete multiyear contract 2021-2023.
      - It was noted that we need to investigate who is responsible for the maintenance of the tree line area between Starkey and Normandy Farms. There are large dead trees back there that need to be removed. 2 have fallen and homeowner took care of them.
      - It was further noted by Steve Sanders that we need to check the ownership of the area around the fence line on the path towards Normandy Farms Estates.
    - ii. Pond – Hoosier Aquatic multiyear contract 2022-2023.
    - iii. Snow Removal – Edgars Tree Service – 1 year. Christina (Elite) noted that we are seeking quotes for snow removal. We are awaiting a commitment from Edgars Tree Service but have not received. Anyone that has a removal service to recommend, please send to Christina.
  - b. 2021 Projects Completed
    - i. Clean clogged drain \$240
    - ii. Removed fallen tree from storm \$600
    - iii. Repaired community chain link fence (damaged by storm) \$1595
    - iv. Turf Repair \$450
    - v. Removed signs near pond \$320
    - vi. Cut back overgrowth on walking path \$975
  - c. Projects not completed to date
    - i. Cut back growth (wood line areas, near pond, near front entrance fence, near drainage area) \$2810. Map of areas was displayed for audience.
    - ii. Reserve Study \$4100. This is a study/projection looking at our property to determine what will need to be maintained and at what cost. It will allow us to determine when to increase HOA Fees and how much. This will help ensure we don't get hit with large assessments.
    - iii. Grate install on pipe in common area \$380
  - d. Budget/Financial Report. Walked through line-item review of financials (Profit/Loss Overview 2022). 2021 Budget was \$44,055. 2021 Actuals as of 9/30/21 are \$27,933.84. We will have \$17,696.12 for the remainder of the year. We're in good shape. 2022 Budget is \$42,000.00.
  - e. Motion was made by Susan Terheide to accept Treasurers Report and 2022 Budget. It was seconded by Steve Sanders. Motion passed. Reports approved.
5. Committee Reports (Social). Due to COVID there had not been any social activities.

6. President Garry Walton recognized the Architectural Control Committee, Judy Donner and Nick Hannah (Webmaster) for all their hard work and dedication. Thank you!
7. Review/Approve Election of Board of Directors. Garry Walton, Henry Ogelsby and Pam Suchecki are transitioning off the board. Rules allow for 5 to 7 members to serve on the board. Steve Sanders encouraged all homeowners to volunteer to serve on the board in the future. We received 3 nominations prior to the meeting (Liz Funk, Misty Kunz, and Brian Brenn). 1 Nomination at the meeting (Elizabeth Barringer). Greg Weinheimer made a motion to approve all 4 for the board and Alex Voris seconded. Motion passed.
8. Steve Sanders motioned the meeting be adjourned; Tim Gordon seconded. All agreed. Meeting adjourned at 7:40 pm.