

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

October 17, 2023

Attendees:

Attendees: (* denotes absence)		
Liz Barringer	Brian Brenn*	Maria Dibble
Liz Funk	Tim Gordon	Andrea Harris*
Misty Kunz	Christina Nez, Elite Property Mgmt*	

1. Call to Order at 6:36 pm.
2. Review and Approve meeting minutes  
With the exception of a correction to the date and time of the November annual meeting the September 12, 2023 minutes were approved. The annual meeting information was corrected.
3. Treasurer's Report  
The HOA operates on a calendar year. The HOA has \$38,541 total funds available (checking & savings) as of September 30, 2023. The annual budget is \$47,950. Total expenses for the year are estimated at \$49,710 (9 months actual \$42,410 + 3 months estimated \$7,300). Estimated expenses are grounds maintenance, utilities, and property management company. Total expenses are estimated to exceed budget by \$1,760. Costs associated with the dock repair/replacement and removal of a large dead tree are activities that increased 2023 actual costs.
4. Neighborhood Concerns  
There were no new concerns brought to the committee's attention.
5. Contract Renewals
  - Mowing: The committee agreed to renew the contract with Komplete for 1 year. Irrigation services were removed from the contract (cost \$1,434). In the previous contract Komplete was responsible for dam maintenance. The vendor stated they are not continuing this service.
  - Irrigation: The committee agreed to move the irrigation work to Stephens Irrigation Systems. Pricing for spring start up and backflow is \$250. Work during the year is billed at \$85 an hour plus materials.
  - Dam Maintenance: Hoosier Aquatics quoted \$780 for this service. 2 WTP residents volunteered to monitor and clean the grates during calendar year 2024. The committee discussed and decided to try the volunteer approach for 1 year.
  - Snow Removal: Elite Property Management completed the vendor contract in September.

Misty will communicate the committee's decisions to Christina so that Elite Property Management can move forward with finalizing contracts. Christina can then revise the calendar year 2024 budget to include the new contract amounts. Christina will have copies of the revised budget available as a handout at the November annual meeting.
6. PTRAs meeting:
  - An announcement was made reiterating that the Cornerstone Developers proposed project The Crossing at Traders Point is no longer an active project.
  - Officer Deakin, IMPD:
    - IMPD will have high visibility presence on the west side of Indianapolis October 22 -29, 2023.

- Updated NW District contact sheets were distributed. Also, a handout that provided crime prevention tips for homes was distributed.
- IMPD does not have a person available to meet with groups to discuss starting a neighborhood crime watch. Reason given was IMPD does not have enough personnel.
- November 1, 2023 leaf pick up begins.

7. Annual HOA Meeting: **The annual meeting is November 6, 2023 at 6:00 PM. The meeting will be held at the Hilton Garden Inn, 6930 Intech Blvd and virtually.**

- The committee discussed the need to recruit new individuals to be HOA committee members. Volunteers are needed for the board, social, and architectural committees.
- The proposed annual budget exceeds budget. In addition, there are limited funds available for projects. At the annual meeting residents need to be made aware of the choice – control costs or increase annual dues.
- The Hilton Garden Inn has changed ownership. Misty will ask Christina to confirm that space is still reserved for the HOA meeting.

8. Adjourn at 8:15 pm.