

Travis Pointe South Homeowners Association
2020 Annual Meeting
January 20, 2020 – 7:00 PM
Lodi Township Hall

All Board Members Present

Jim Sisung – President, Mike Garris - Vice President, Brian Corcoran -Maintenance, Janice Raymond - Treasurer, Mike Losey - Secretary

Homeowners Present (Lot #)

Brian and Sue Corcoran (5)
Mike Losey and Chris Zimmerman (5)
Janice Raymond (47)
James Sisung (58)
Michael Garris (51)
Eric Woods (3)
Kris and Laurie Foondle (55)
Terri Hutter (30)
Wes Ichesco (54)
Elizabeth Linkous (56)
John and Wilma Heinz (D)
Sharon and Royer Held (12)

- I. Call to Order
 - a. Jim called the meeting to order at 7:02 p.m.

- II. Introductions
 - b. TPSHA Board Members. Each Board Member introduced her/himself.
 - c. TPS Homeowners. Each Homeowner introduced her/himself.

- III. Approve Agenda

Moved by Mike Garris, seconded by Laurie Foondle, to approve the 2020 annual meeting agenda.
Motion carried unanimously.

- IV. 2019 Year in Review
 - a. Annual Meeting (2019) Minutes Review/Approval

The 2019 annual meeting minutes were sent out in advance of the meeting for review.
Moved by Mike Losey, seconded by Mike Garris, to approve the 2019 annual meeting minutes.
Motion carried unanimously.

 - b. President's Report

Jim reviewed the accomplishments of the Board from the past year.

 - Two weddings hosted on TPS properties. One on the East Side Common areas and one graduation party on grounds. Grounds were especially manicured in those areas of the

events by the Corcoran family to help make the event nice. Jim thanked the Corcoran family for doing this.

- New residents moved into TPS in 2019 into one home on Candor Court and one on Bellwether Drive.
- Neighborhood party was held for the 2nd year in a row. Jim thanked the families who served on the volunteer committee including: Masons, Woods, Patels, and all other families that may not have been mentioned that helped with the planning, setup and cleanup of the events.
- A landscape company was hired to maintain and keep our entrances looking nice. They performed both the Spring Cleanup as well as ongoing maintenance through 2019.
- Jim thanked:
 - Summer Cole for plantings at the North Entrance.
 - John and Wilma Heinz for weeding the South Entrance beds prior to the landscape company taking over.
 - Laurie Foondle for welcoming the new neighbors with a welcome packet and keeping the TPSHA website up to date for all residents.
 - All Board members for their work in 2019.

c. Treasurer's Report

Janice reviewed the 2019 budgeted versus actual income and expenses, and noted:

- Homeowner dues are not increasing for 2020.
- We did well with budgeting and had a surplus of ~\$5,000, this was due to fewer snow plows. The Board is considering that the surplus may go to improvement projects for the neighborhood in 2020.
- The Board moved several matured CD's and funds that were in our Axos bank account to gain higher CD rates to get better returns at Huntington Bank.
- Trash pickup contractually increased 3% in 2020 so accommodated for this in the budget.
- The excess in the checking account is being left as the new Board comes online to review needed TPS projects for 2020.

d. Maintenance Report

Brian reported on the 2019 grounds maintenance items:

- Maintained and improved North and South Entrances, along Textile and common areas around the ponds through hiring of landscape contractors. Entrance maintenance/cleanup is now being done by a service within our budget – without homeowners needing to volunteer to maintain grounds.
- Road health is being monitored. Roads did not get seal coated this year. We did contact a service about the cost of the road replacement. We were told around a \$200,000 cost to recap 1.5 inches, may need to have them milled down and replaced. This is TBD effort depending on when the roads will need replaced. Current replacement estimate based on the status of the roads is 5-8 years before the roads would need to be replaced. The next Board will review if the roads will require crack sealing in the summer of 2020. Road health will continue to be monitored.

- Pond treatments continue, 2x this past year, as well as a West Pond weed cleanup performed.
- Fence slats repaired. We received an estimate to replace all with new for 2020. \$12,000 for everything replaced. The next Board will review using excess funds to replace all in 2020.
- The Board approved cleaning out the hardwoods that are encroaching on the pines, this will be done this spring, including the burning bushes that are encroaching on the pines.
- Wilma and John Heinz mentioned bushes at the South Entrance and the Yew is dying and needs pulled out and replaced. The Board will have this action performed in the spring.
- Wes Ichesco requests that we have the service trim out an area of the ponds on the east side so that one can fish. The new Board will follow up with this in the spring when the service cleanup is addressed.

V. 2020 Budget Approval

Janice presented the 2020 budget. Most of the 2020 budget amounts are similar to the 2019 budgeted amounts. Janice pointed out:

- Insurance and taxes will increase so have accommodated in this new budget.
- Trash removal going up because of contractual increase.
- Snow removal is always the unknown so the budget reflects what we feel is an adequate number to cover should there be a severe winter with snowfall.

Moved by Michael Garris, seconded by Terri Hutter, to approve the 2020 Budget.

Motion carried unanimously.

VI. 2020 TPSHA Board Nominations and Approval

a. Recognition of Departing Board Members

Jim Sisung thanked Brian Corcoran and the homeowners thanked Jim for their service.

b. Introduce 2020 Board Nominations

Elizabeth Linkous has volunteered and Andrew Lovett name was mentioned as being interested. The Board will contact Andrew to confirm his interest.

c. Additional Floor Nominations

No additional nominations.

d. 2020 Board Approval

Moved by Laurie Foondle, seconded by Brian Corcoran, to approve the new Board Members showing interest as mentioned above. Motion carried unanimously.

VII. Open Floor

- Pothole starting to form at the North Entrance. New Board will investigate having it fixed.
- Do members want to have a 'little free library?' Littlefreelibrary.org has resources for the Board to review. Sue Corcoran volunteered to be the steward of the project for Spring/Summer 2020. The Board may also consider putting an additional concrete slab to

support this and allow homeowners to get their mail more easily and clean up the areas around the mailboxes for better access.

- Janice Raymond suggested adding a covered structure over the mailbox areas. New Board will review this.
- Concerns brought up about people possibly stealing deliveries from porches. Discussion on this followed with no action required by the Board.
- Snow removal is not getting all of the road and it's too narrow in many places. Plows are not going to the stakes. The Board will bring this up with the snow removal vendor.
- Eric Woods asked if neighbors would be interested in an organized Cornhole tournament. Residents seemed interested. Eric will coordinate for summer 2020.
- Royer Held mentioned that it would be nice to build a bike path from our property to the Washtenaw bike trail. There may be a grant available.
- Janice Raymond mentioned inquiring if we can have our recycling picked up more than once a week. New Board will investigate this.

VIII. Adjournment

The meeting was adjourned at 8:01 pm.