

**TPSHA Board Meeting  
Minutes  
May 21, 2024  
6:30 pm – Jon Roe’s House**

Members Present: Laurie Foondle, Kyle Grazier, Wes Ichesco, Jon Roe, Doug Vredevelde

Members Absent: None

1. Call to Order

The meeting was called to order at 6:30 pm.

2. Approve May 2024 Meeting Agenda

Moved by Kyle, supported by Laurie, to approve the agenda. Motion carried unanimously.

3. Approve April 2024 Minutes

Moved by Kyle, supported by Wes, to approve the April 2024 meeting minutes. Motion carried unanimously.

4. President’s Report

a. New Owner at 5931 Bellwether

Laurie reported that she delivered a Welcome packet to the home, but the new owners had not yet moved in (there were contractors working at the home). Wes noted that there was a tree down at the rear corner of this property; he did not believe it was on Association property,

b. Woods ‘Structure’ Discussion

The Board received a complaint from a property owner in the neighborhood about what appeared to be a shed at the end of the Woods property on Shadberry Court. A discussion was held about what was and was not permitted in the CCRs (Covenants, Conditions and Restrictions for Travis Pointe South), as well as structures, outbuildings, sheds, and fences. It was noted that Section 1 under Article V prohibited detached outbuildings on individual properties.

One question raised was whether the Board should ask the Woods to request approval of the enclosure, but it was noted that this would be singling one property out when there were several lots in the neighborhood that contained different types of ‘structures.’

One suggestion made was to provide clarification to all residents as to what was and was not allowed in the CCRs, as some may not be aware. If this approach was decided upon, it could be done at the annual meeting or a communication to the entire neighborhood could be sent at any time.

The Board agreed that the bottom line was the spirit of the CCRs and that what everyone wanted was maintaining a beautiful neighborhood and property values. The Board did not view the structure on the Woods property as a shed and determined there was no violation.

Jon said he would provide a response to that effect to the complainant.

c. Board Task Schedule

Laurie explained that a task schedule for the Board was created back in 2019 when she was previously on the Board, listing the various tasks that needed to be done month to month. Several members found it to be helpful.

The Board agreed that this could be a regular agenda item for ongoing updates and provided to new members at the annual meeting each year.

5. Treasurer's Report

a. Budget Update

Doug provided an update of the budget and bank account information, noting that the electric bill was over budget by about \$4/month per entrance. The Ridenour Landscaping invoice was a little higher than anticipated, but there were funds to cover this from the snow removal line item.

b. Check Reviews/Approvals

\$1,575.00 – Lee's Outdoor Services (April)  
\$130.00 -- Guardian Tree Experts (payment 2)  
\$111.27 -- Wes Ichesco (Arborvitae Plants)  
\$130.00 -- Guardian Tree Experts (payment 3)

Moved by Laurie, supported by Wes, to approve the checks. Motion carried unanimously.

6. Grounds Report

a. Ridenour Landscaping Update

Wes provided an estimate from Ridenour for various landscaping improvements at both entrances. The estimate included weeding flower/landscape beds, transplanting flowers, planting new perennials and Juniper trees, removing brush to prep and turn into lawn, and, at the north entrance, planting 12 Hosta plants in the island bed. He said Ed Grant had offered to recommend colorful plantings for the flower boxes at both ends.

The Board agreed to everything in the estimate, except for the 12 Hostas and replacing the existing perennials in the north entrance flower box. They thought it was appropriate to spend available funds to beautify the neighborhood. There were questions as to whether 12 Hosta plants were too many in the island on the east side of the north entrance, and there was hesitancy about removing the perennials at the north entrance flower box as they were planted by a TPS resident and were attractive. Wes would check with Ed Grant as to what exactly he proposed for the flower boxes.

b. Arborvitae Trees

Wes reported that the Arborvitae trees at the south entrance had been removed and new trees were planted.

c. Road Patching

Wes had the patching material and would repair holes in the pavement as needed.

d. Fence Board Replacement and More No Trespassing Signs

Wes said Mason Liepman would be helping him with replacing fence boards once school was out, and said he had purchased new No Trespassing signs and would be replacing the old signs.

7. Future Business

The Board would not be renting a tent for the neighborhood party this year, previously held in the Cole/Sisung side yard; rather, they would look into a summer party perhaps in a cul-de-sac or in someone's backyard.

8. Open Floor

Kyle reported that the May invoice from Priority Waste was higher than the previous month, noting that the Republic Services contract taken over by Priority Waste contained a regularly scheduled increase. She contacted Priority Waste to inquire about the May increase and reported that the rate is back to what it was supposed to be. She said Priority Waste would be revising the contract to include the correct pricing, and they would send this to Terri Hutter, TPS Bookkeeper.

9. Schedule June 2024 Meeting

Tuesday, June 25, 2024 at 6:30 pm at Kyle's house.

10. Adjournment

The meeting was adjourned at 7:50 pm.