

Travis Pointe South Homeowners Association
2025 Annual Meeting
January 23, 2025 – 7:00 p.m.
Via Zoom

Board Members Present:

Jon Roe (2) President
Kyle Grazier (45) Vice President
Doug Vredeveld (53) Treasurer
Laurie Foondle (55) Secretary
Wes Ichesco (54) Grounds

Homeowners Present:

Kurt Ansorge (17)
Sue and Brian Corcoran (48)
Kris Foondle (55)
MaryAnn Hayes (6)
Sharon and Royer Held (12)
Terri Hutter (30)
Linda Ichesco (54)
Neal Rubin (A)
Terri and Dean Stanton (27)
Jill Wagner (9)
Erin and Eric Woods (3)

1. Call to Order

Jon called the meeting to order at 7:12 p.m.

2. Introductions

TPS Homeowners and TPS Board Members in attendance introduced themselves.

3. Review/Approve 2024 Annual Meeting Minutes

Moved by Terri Hutter, seconded by Kyle Grazier, to approve the 2024 Annual Meeting minutes. Motion carried unanimously.

4. Approve 2025 Annual Meeting Agenda

Moved by Jill Wagner, seconded by Kyle Grazier, to approve the 2025 Annual Meeting agenda. Motion carried unanimously.

5. President's Report (Joe Roe)

a. Overview of the Year

Jon provided an overview of the year. He stated that the main topics the Board addressed were grounds-related, such as hiring the appropriate firms to provide services, thereby lessening the burden on residents.

b. Garbage Pickup Update (Kyle Grazier)

Kyle reported that the contract with Priority Waste for trash and recycling pickup would expire in May 2026. The main issue involving the contract was that the amount charged by Priority had steadily increased each month; for example, from \$1158.34 in September 2024 to \$1418.86 in December 2024. She said the contract did not address what increases would or should be. In speaking with the Priority Waste representative, who was previously with Republic Services, she learned that processing costs for recycling could increase on a monthly basis. The representative explained that Republic, the largest hauler in North America, often sells contracts and that Priority bought many of the contracts in the area, including the TPS contract. She said he offered his assistance with the bidding process if the association decided to pursue that and suggested they do due diligence on both the current contract and potential alternatives, and perhaps consult an attorney. The representative noted that just two haulers bid on a recent Shelby Township contract and that there was no guarantee when going out for bids.

Jon said this would be a topic for the upcoming Board to discuss and asked that any questions be sent to them. He expressed gratitude to Kyle for the amount of time she had spent on this, as investigating the issue and tracking down an appropriate contact person had been a lengthy process.

Dean Stanton asked if terminating the contract before the expiration date was an option.

Kyle believed it was with appropriate prior notice, but that this would need to be thoroughly investigated.

Terri Hutter stated that her church uses Republic Services and said their prices have also increased.

Jon noted that the recent association dues increase was the result of not just the increase in trash and recycling services, but also because of price increases in general.

6. Grounds Report

a. Ponds

Wes stated that the Association has received a quote for approximately \$10,000 to clear the growth of phragmites and buckthorn from the perimeter of both ponds. He also noted he and his son had cleared a portion of the east pond for ice skating.

b. Landscaping

Wes reported that Ridenour Landscaping has been used for landscaping services at both entrances, and that the cost this past year had been on the higher side because of the initial work that was required. Costs moving forward would be less, he said, adding that they have been pleased with Ridenour's work.

c. Snow Plowing/Salt

Wes said Boswell Lawn Service is the company being used for snow removal. He said they, and other snow removal services, would not bid on a per plow basis, and that the contract the Association had with Boswell was for five plows/year. The threshold for

plowing was three inches and salting service was an additional expense. He said the recent snowfall did not reach the three-inch mark, so Boswell salted the intersections and halfway into the courts.

d. Fence

Wes stated that the goal was to replace 25-30 fence boards a year, on an as-needed basis, and that several residents have volunteered to help with this project.

e. Roads

Kris Foondle provided an update on the roads, stating that the last time they were crack-sealed was a couple of years ago. He believed crack-sealing was now an exercise of diminishing returns when the money would be better saved for future road replacement. Currently, the quality of the roads is graded at about 75%, with a grade of 40% being a target rating for replacement. While the appearance of the roads may not be pretty, he said, their main purpose was to carry vehicles and shed water, which the current rating still supports. There were alternatives that could be undertaken to improve the roads for a shorter period of time, such as chip sealing, but that was not a long-term solution. He believed the association was in good shape at this time with its approach to planning for future replacement.

7. Treasurer's Report (Doug Vredeveld)

a. Review 2024 Actuals

Doug reviewed 2024 expenses and noted that while the reserve in the checking account had been used, the account maintained a healthy balance of \$23,238.36. He said the low interest-bearing CD with True Community would expire at the end of 2025, at which time the funds could be moved to an account with a higher interest rate.

Wes explained that the \$9,682 spent for grounds maintenance in 2024 was due in part to unanticipated costs for tree trimming and removal, and that excess funds from the snow removal line item were used to cover this.

b. Approve 2025 Budget

Doug reviewed the proposed budget, highlighting several line items that had been increased, such as snow removal and trash removal.

Moved by Kyle Grazier, seconded by Doug Vredeveld, to approve the 2025 Budget. Motion carried unanimously.

8. 2025 TPSHA Board Nominations and Approval (3 required)

Terri explained that the Board of Directors originally consisted of three members, with their terms ending at the same time [which she later amended to the Board originally consisting of four members]. To provide continuity, the Board was changed in later years to consist of five members, with the ending date of the two-year terms staggered: two terms expiring one year, followed by the other three terms expiring the next year.

Terri Hutter volunteered to serve a two-year term as Treasurer.

Kyle Grazier volunteered to serve one more year as Vice President.

The Board agreed to a two-year term for Terri Hutter as Treasurer and a one-year term for Kyle Grazier as Vice President.*

9. Open Floor

Dean Stanton stated that he picks up trash from along the road while he is out taking walks and wondered about the possibility of a centralized trash can for residents to use.

Wes noted that a trash can was located at the north entrance for a time and their experience was that people used it to deposit pet waste, which was undesirable.

10. Adjournment

The meeting was adjourned at 7:55 p.m.

**After the meeting, Kyle respectfully removed herself from the Board/Vice President, given her upcoming work schedule. Residents Mike Garris and Aaron Liepman volunteered to serve two-year terms as Vice President and Secretary, respectively.*