

Travis Pointe South Homeowners Association
2021 Annual Meeting
January 25, 2021 – 7:00 PM
Zoom Virtual Meeting

All Board Members Present

Mike Garris – President, Andrew Lovett - Vice President, Elizabeth Linkous - Maintenance, Janice Raymond -Treasurer, Mike Losey - Secretary

Homeowners Present (Lot #)

Brian and Sue Corcoran (5)
Mike Losey and Chris Zimmerman (5)
Janice Raymond (47)
Jim and Summer Sisung (58)
Michael Garris (51)
Eric Woods (3)
Kris and Laurie Foondle (55)
Terri Hutter (30)
Wes Ichesco (54)
Elizabeth Linkous (56)
Delores Nollar (35)
Sharon and Royer Held (12)
Andrew Lovett (C)
Dan and Annette Kageff (42)
Gary Sweet (40)
Meredy Shima (21)
Christine and Ed Grant (18)
Kathy Brace (43)
Connie McCCasey (4)
Jennifer and Erin Gear (14)
John and Jill Wagner (9)
Spencer and Kaylan Ryan (10)
Kyle Grazier (45)

- I. Call to Order
 - a. Mike Garris called the meeting to order at 7:01 p.m.

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

- III. Approve 2021 Annual Meeting Agenda

Moved by Laurie Foondle, seconded by John Wagner, to approve the 2021 annual meeting agenda. Motion carried unanimously.

IV. Annual Meeting (2020) Minutes Review/Approval

The 2019 annual meeting minutes were sent out in advance of the meeting for review.

Moved by Andrew Lovett, seconded by Royer Held, to approve the 2020 annual meeting minutes. Motion carried unanimously.

V. I. 2020 Year in Review, Officer Reports

A. President's Report

Mike Garris reviewed 2020 Board accomplishments.

1. 2020 TPSHA Expenses approximately \$9,500.00 under budget;
2. All but one resident has paid 2020 quarterly dues;
3. Negotiated 3.5% CD for part of the road fund of an amount over \$150,000.00;
4. Negotiated a new contract for Republic Trash and Yard Waste;
5. Contacted new company for pond maintenance, proposal and are in process of accepting and signing a new contract;
6. Replaced 7P locked mailbox, which was broken;
7. Added every week recycling by Republic;
8. Conducted neighborhood survey of TPSHA;
9. The architectural board approved several resident requests, including installation of a pool, installation of a generator, installation of a play structure, new windows, and the painting of a home;
10. Replaced dead tree by north entrance;
11. Removed burning bushes and yews at north entrance;
12. Evaluated condition of road;
13. Conducted all Board meetings during Covid by Zoom;
14. Handled numerous other questions raised by residents during the year;
15. Had a great TPSHA Board that worked well together.

President Report Questions(Q)/Comments(C)/Responses(R): None

B. Vice President's Report

Andrew Lovett reviewed 2021 projects in process, future slated.

1. Extending the cement slab under the mailboxes;
2. Acquiring access markers for the ponds;
3. Acquiring a picnic table and benches for the peninsula on the west pond;
4. Replacing portions of the fence at the south boundary of the subdivision;
5. Finishing new pond maintenance contract.

Vice President Report Questions(Q)/Comments(C)/Responses(R): None

C. Treasurer's Report

Janice reviewed 2020 budgeted versus actual income and expenses, and noted:

1. Light snowfalls over the past years have provided some surplus in the budget (as specified in documentation circulated and presented);
2. Property tax for common areas has lowered because of the reclassification of our common area to 'private park;'
3. Pond services adjustments in the budget to put more work toward pond improvement, contract waiting to be signed in February by new 2021 Board;
4. Board is waiting and watching for CD rates to go up so we can invest current money market funds into higher return CDs;
5. Road fund is on track to support future road replacement (see the financial report as distributed). Road estimate from road health review suggests ~10 years before we need new roads.

Treasurer Questions(Q)/Comments(C)/Responses(R):

Q1. Has the Board investigated the cost of replacing the roads in today's funds?

R1. The Board discussed the current viability of the roads and the cost estimates that the Board procured 2 years ago. The current estimate is around \$300,000 to replace them if we were to do this in today's dollars. Also, per Brian Corcoran, the Township/County may also have funds to loan us for any shortfalls when the time comes to replace the roads.

Q2. When was the last time the roads were done?

R2. The roads were redone in the year 2000. They are expected to last 40 years if properly maintained. Per Kris Foondle, they are currently around 75-80% quality.

Q3. When was the last time we crack sealed?

R3. 2017

D. Maintenance Report, Elizabeth Linkous

Projects prioritized for 2021 and other maintenance updates. Survey results reviewed the requested homeowners' asks against the current and completed projects.

1. South Entrance Fencing Replacement in the Spring: Starting with the South entrance and moving outward, each year TPS will replace sections of rotted wood fencing with vinyl fencing. Exhaustive Board discussion, cost analysis, and budget planning went into choosing materials, vendor and color consideration in choosing the current path forward on the new fence. The Board is excited to have the work begin on this major improvement to the south entrance.
2. Landscaping is a continual work in progress with a huge amount of revamping in 2020 completed. This included (and will continue in 2021), removing old growth in Spring and replacing them with new plants and varieties. The large boulders that are hidden under the pines at the south entrance will be moved from under the pines to where you can see them (when the fence project is underway).

3. Pond treatments occurred in 2020 with the old vendor, the new vendor is expected to come on board in 2021.
4. Plowing/landscape bids were procured and evaluated.
5. Mailbox cleaning happened by leveraging volunteers, will consider the vendor to maintain next year if no volunteers are found to do the work.
6. Cleaning/power washing entrance brick pillars this Spring (both entrances) will consider using our vendor to maintain next year if no volunteers are found to do the work.
7. Weed preventative measures along the road will continue in 2021 (not fertilizing but rather pre-emergent weed treatment).

Maintenance Questions(Q)/Comments(C)/Responses(R):

C1: Common Areas/Ponds. The neighborhood survey comments show that most residents do not know how to get to the ponds from inside the neighborhood and don't want to just walk through someone's yard.

Terri Hutter suggests reviewing the original plans that confirm where walking paths are intended before markers are placed.

Per Wes Ichesco, egress through the ponds is for walking to the ponds. Also, the 2020 pond maintenance vendor did not seem to treat the ponds appropriately so we should make sure whoever we hire for 2021 and moving forward is checking the health of the ponds, keeping the fish alive, treating the weeds, and doing appropriate water testing.

One neighbor also asked to verify and mark the easement that leads to Briar Hill neighborhood as people are walking through yards that are not the easement.

R1. The Board has found a new professional and knowledgeable company to take over the pond maintenance. The contract is pending to be signed by the new Board in Feb. The new vendor will be testing the ponds for all necessary maintenance issues as well and making recommendations/treating for weed growth abatement and water quality to keep the pond healthy and the wildlife/fish healthy.

R2. in regards to the new fencing being installed on the south side of the entrance. The Board did extensive vendor, material research as well as reviewed what other nice subdivisions in Saline and Ann Arbor have done. We are installing white color. Anything dark has to be reinforced with metal and will fade. The south facing fence needs to be white. The product will be durable, strong, and last many years.

Q1 Landscape question from John Wagner. Can we spray the crabapple trees at the front of the subdivision?

R1. Elizabeth Linkous will ask the vendor about this for the Spring.

V. Thank You to, Neighbors, Andrew Lovett Presenting

Thank you to the following volunteers for their contributions in 2020:

1. Volunteers mowed the common areas when the landscaper could not, due to Covid - Mike Losey and Wes Ichesco;
2. Kris Foondle for helping guide our road planning.
3. Residents voluntarily worked on the ponds - Dave Przeslawski and Wes Ichesco;
4. Installation and maintenance of Little Library box at north entrance - Brian and Sue Corcoran;
5. Changed lightbulbs at the north entrance - Mike Losey;
6. Lamp posts painted and cleaned - Mike Losey and Chris Zimmerman;
7. Volunteer shoveled snow around the mailboxes and salted - Wes Ichesco;
8. Mailboxes power washed - Mike Losey and Chris Zimmerman;
9. Participation in Saline Area Services neighborhood food drive - spearheaded by Erin Woods and family;
10. Signs donated and put up by mailboxes - Mike Losey and Chris Zimmerman.
11. Fixed pothole at the south entrance, evaluated road quality, and gave recommendations for long term road maintenance - Kris Foondle;
12. Donation and planting of mums at the south entrance and decorative post caps on the fence posts - Wilma and John Heins;
13. Information Officer Laurie Foondle, who keeps our website up to date and sends communications to the residents;
14. Bookkeeper Terri Hutter, who keeps the bills paid, monitors the accounts, handles the taxes and tax returns, and provides information to the Treasurer for the budget.

VI. 2020 Budget Approval

Janice Raymond presented the 2021 budget. Most of the 2021 budget amounts are similar to the 2020 budgeted amounts. Janice highlighted the exceptions in the Treasurer's Report as above.

Moved by Andrew Lovett seconded by Gary Sweet, to approve the 2021 Budget. Motion carried unanimously.

VII. 2020 TPSHA Board Nominations and Approval

1. Recognition of Departing Board Members, Mike L, Janice R., and Mike G.
2. Introduce 2020 Board Nominations
Eric Woods, Jim Sisung, Royer Held have volunteered to serve from 2021 -2023.
3. 2021 Board Approval

Moved by Dan Kageff, seconded by Ed Grant, to approve the three new Board Members as mentioned above. Motion carried unanimously.

VIII. Open Floor

1. Speed Bumps (seasonal and removable) as presented by Mike Losey
Amazon/UPS/FedEx delivery trucks and some residents and visitors are speeding 40mph+ through the subdivision down Bellwether Dr. It has been a cause of alarm especially since our neighborhood population of children has increased greatly the past several years and residents are walking more now than ever.

To help remediate this, the Board is investigating temporary and seasonal speed bumps. These are plastic or rubber that are installed in the Spring through the Fall. They are installed in a way that you do not have to go over them (they are staggered) to get by; however, they force the driver to slow down. Travis Pointe (Village Road) is using these and they are working well for them. A mock-up was presented to show residents possible installation locations and what the speed bumps might look like.

- Kris Foondle mentioned he would like to be included in future discussions before they are installed.
 - Janice Raymond mentioned coordinating with homeowners that live on Bellwether to make sure they do not interfere with anyone's driveways and backing out.
2. Benches and seating in common areas to be installed in 2021
 - Terri Hutter mentioned that for the benches/tables installed by the pond, please place them so that they are not looking into neighbors' homes and are respectful of the homeowners' privacy surrounding the ponds.
 - Wes Ichesco mentioned that benches were installed many years ago and stolen. The Board to make sure and secure them in a way they cannot be taken.
 3. General CCR Comment
 - Gary Sweet mentioned please be considerate before reporting people for CCR violations and suggesting speaking to them about the situation before reporting them to the Board.

VIII. Adjournment

Motion by Andrew Lovett to adjourn the meeting, seconded by Brian Corcoran. Motion carried unanimously.

The meeting was adjourned at 8:27 pm.