

**TRAVIS POINTE SOUTH HOMEOWNERS ASSOCIATION
2015 ANNUAL MEETING
JANUARY, 19, 2014
LODI TOWNSHIP HALL**

Board Members Present:

Gary Sweet (40) President
Charlie Sheets (41) Vice President
Kathryn Welch (8) Treasurer
Ed Grant (18) Maintenance
Royer Held (12) Secretary

Homeowners Present:

Chris Zimmerman (13)
Kris Foondle (55)
Laurie Foondle (55)
Kathy Brace (43)
Lorenzo Brown (20)
Deloisteen Brown (20)
Aaron Liepman (7)
Melvin Teng (22)
Sheldon Davis (26)
Sue Corcoran (48)
Annette Kageff (42)
Dan Kageff (42)
Wes Ichesco (54)
Terri Hutter (30)

I. Meeting was called to order at 7:02 by Garry Sweet.

II. Introductions of Board Members and Homeowners were made.

III. Agenda was approved.

IV. 2013 Year In Review

A. 2013 Annual Meeting minutes were approved.

B. President report by Gary Sweet

Fifteen board meetings were held in 2014.

Snow removal proved to be the biggest challenge for the board this year. The \$10,500 budgeted was exceeded by \$7,395. The board borrowed \$7,280 from the Road Fund to pay for the unanticipated costs. Over the course of the year, the board was able to achieve sufficient savings to repay the Road Fund in full. The current budget includes \$18,450 for snow removal which should be enough to pay for ten pushes.

Cost savings were achieved in the areas of waste collection and grounds maintenance. The current contract with Republic allows an annual savings of \$6,200 when compared to the previous contract for waste collection. Efforts by board members also spared the association expenses. Ed applied fertilizer on the entrances which saved \$600. Kris and Royer saved the

association between \$1,500 and \$2,000 by installing a drain by the mail boxes. Royer and Gary saved \$500 by bundling and removing the brush collected during the fall cleanup.

Savings were also achieved through reduced mowing in the common areas around the ponds.

Royer planted an experimental meadow plot near the west pond.

Two news letters were produced, and a survey of homeowner preferences regarding snow plowing was distributed.

C. Treasury Report by Kathryn Welch

Kathryn reviewed the 2014 and 2015 budgets. The Association completed the year \$40 over budget. She indicated that repayment of the Road Fund was also helped by repayment of past association dues from the foreclosed property on Bellwether. A small portion of the delinquent dues that accumulated prior to the foreclosure had to be written off as uncollectable. At the time of the meeting, no homeowners were delinquent in payment of association dues.

The 2015 budget reflects anticipated savings in waste collection. Kathryn noted that the amount budgeted for snow removal for 2015 is on the high side. She also indicated that the bids received for snow removal this year were much higher than in previous years.

The 2015 budget shows no increase in association dues.

Kris inquired why the CD that had recently matured has remained in the Association's checking account. Kathryn replied that the rates for CD's are so low and the penalty for early withdrawal so high, that it made sense to wait until rates were more favorable before committing to a longer term investment.

Kris also asked what would be done with any surplus that might arise if the budget for snow removal is not exceeded. Wes and Annette mentioned that the fence along the south of the subdivision needs attention. Annette urged the board to maintain a budget surplus if possible.

Kathryn mentioned the need for an audit of the Road Fund. Kris volunteered to perform the audit for the Association.

The budget was approved with a unanimous vote.

D. Maintenance/Grounds Report by Ed Grant

Accomplishments for 2014:

- Wes and Royer repaired the light at the south entrance.
- Two cleanup days were held in 2014. Mulch was spread in the spring and brush was removed from around the west pond in the fall.
- Ed arranged to have the ponds tested in the spring and again in the summer by a professor from the University of Michigan. Pond health was found to be quite good. It appears that less frequent mowing of the grassy areas around the ponds is helping keep runoff in check.
- Ed got a list of the chemicals used by the pond treatment company to make sure that what was being applied was appropriate.
- The \$275 donated to the Association's flower fund enabled plantings at both the north and south entrances. Butterfly weed and Hosta were planted at the north end. Roses and creeping Flox were planted at the south end.
- Bids were obtained for snow removal from eight vendors. Ed contacted as many potential bidders as possible, but many chose not to respond. Bids were solicited both for fixed and variable pricing. In addition, vendors were asked to provide a price for individual homeowner contracts. Only two responded with bids for homeowner contracts. Margolis Companies was awarded the contract.
- Ed will serve as the Association's contact for problems regarding snow removal.
- Charlie will serve as the Association's contact for problems with waste removal.
- Kris will post his contact information on the Association's web site.
- Ed opened the floor for discussion regarding homeowner preferences regarding snow removal. Terri and Annette provided their perspectives on past experience with surpluses and deficits in the budget for snow removal. Past boards have had to deal with budget surpluses resulting from years with little snowfall. Deficits have not occurred as often as surpluses. Annette encouraged the board to allow a surplus to accumulate. Terri felt that when the surplus reached \$20,000, some of the surplus could be used for other purposes. There was a general consensus that maintaining a \$10,000 balance in a separate "snowy day" fund would be prudent.

In closing, Ed suggested that instead of the Association paying for the snow removal of each driveway, the Board would offer each resident/homeowner an annual reduction of \$200 in association dues which, in turn, the individual homeowner would be responsible for the snow removal of their own driveway, contracted as they see fit, either privately or negotiated with the company that is currently contracted

for road snow removal. The Board will explore this possibility for the 2015-16 season.

V. 2014 TPSHA Board

- Outgoing Board members were recognized
- No one was advanced as a board nominee.
- Additional Floor Nominations –
Sheldon Davis and Laurie Foondle volunteered to serve.
Royer pressured Gary into returning for a second term.
- The 2015 Board was approved by unanimous vote.

VI. Open Floor

- Wes will reconvene the long term planning committee. He will seek guidance from the board regarding concerns that should be addressed.
- Terri would like the banks around the west pond cleared of the invasive plume grass. Ed noted that he will be getting bids for application of herbicide.
- Wes suggested that the board review the agreement reached circa 2001 regarding maintenance of the area around the ponds.

The meeting adjourned at 8:31 PM.