

**TPSHA Board Meeting  
Minutes  
September 20, 2017  
6:30 pm – Terri Hutter’s House**

Members Present: Laurie Foondle, Terri Hutter, John Mason, Marilyn Sheets, Pete Shima

**A. Approve Agenda**

Moved by Pete, seconded by Terri, to approve the agenda. Motion carried unanimously.

**B. Approve July 2017 Meeting Minutes**

Moved by John, seconded by Terri, to approve the minutes. Motion carried unanimously.

**C. Approve Bills/Sign Checks**

Bills paid from the Huntington Bank Main Checking Account:

Auto payment, \$826.94 – Republic Services (Trash Removal)

Check 1020, Void

Check 1021, \$552.25 – Lodi Township (Taxes-Property) Summer 2017 taxes

Check 1022 \$1850.00 – Lee’s Outdoor Services (Lawn Maintenance) July Mowing

Check 1023 Void

Check 1024 \$55.00 – Payton Sweet (Grounds Maintenance) Weeding N. entrance

Check 1025 \$55.00 – Adrianna Sweet (Grounds Maintenance) Weeding N. entrance

Check 1026 \$111.76 – Signarama Farmington (Grounds Maintenance) Deposit – Weed eater

Auto payment, \$1,017.00 – Republic Services (Trash Removal)

Check 1027 \$700.00 – Lee’s Outdoor Services (Lawn Maintenance) August Mowing

Check 1028 \$20.00 – State of Michigan (Articles of Incorporation)

Check 1029 \$111.76 – Signarama Farmington (Grounds Maintenance) Balance – Weed eater

Bills paid from the Huntington Bank Road Fund:

Check 1002 \$5,500.00 – A-1 Asphalt Maintenance Crack Sealing 2017

Moved by Pete, seconded by John, to approve the bills. Motion carried unanimously.

The Republic Services amount looks unusual. Terri will check with Kathryn W. on it. We may need to renegotiate our contract.

**D. Review 2017 Budget, Financial Statements**

The budget and financial statements were reviewed. The Miscellaneous YTD spending looks high. Terri will check with Kathryn W. on it. All the other budgeted items are tracking as expected. No invoice has been received from Blue Water Aquatics for the treatment of the phragmites last winter.

**E. Old Business**

- a. Delinquent Homeowners – Status
  - There is one delinquent homeowner at this time.
- b. Repair of Street Sign Flanges – Update
  - On order, should be arriving soon.
- c. CCR Compliance
  - Laurie and Terri collaborated on writing up proposed amendments to the Declaration of Covenant, Conditions and Restrictions for Travis Pointe South, otherwise known as the CCR's.
  - The Board reviewed the proposed amendments and made some changes.
  - Laurie will prepare a final draft to send out to the homeowners. We will send out the proposed amendment changes via USPS mail and via email.

**F. New Business**

- a. TPSHA Correspondence – Homeowner-related Issues – None
- b. Proposed Patel (Lot 1) Patio Roof – Official Action
  - Moved by Pete, seconded by John to approve the project as submitted by the Patel's. Motion carried unanimously. The Board had previously approved this via email.
- c. Republic Services Contract – Renegotiation
  - Marilyn Sheets will contact Republic Services regarding a new contract.
- d. Road Fund Analysis
  - Terri prepared an analysis of the road fund that included the history of how we arrived at where we are today. Based on Terri analysis it looks like we are well prepared to handle this expense when the time comes.

**G. Grounds Maintenance**

- a. Fence Repair
  - John will review the current situation and determine action steps.
- b. Pond Maintenance
  - John will follow up with Blue Water Aquatics in October regarding the next treatment of the Phragmites. If we have not received an invoice by then for the Phragmites treatment from last year, John will inquire about it.

- c. North Entrance Planter Box (New Soil for 2018)
  - Ed Grant has recommended replacing the soil in the North Entrance Planter Box. John moved to approve this action, seconded by Pete and to make arrangements to do this at a cost not to exceed \$300. Motion carried unanimously.
- d. Schedule for Weeding/Maintaining North and South Perennial Beds
  - Ed Grant would like the Board to make arrangements to have the perennial beds weeded on a schedule in future years. The Board agreed that this is a good idea. We will include this in the Spring Clean-up flyer next year.
- e. North and South Entrance Caps – Kish Masonry Warranty Update
  - Two of the caps at the North entrance have small cracks in the sides. The cap located to the east is in good shape, no cracks were visible. The caps on the pillar next to the mailboxes and the cap located on the island have very small cracks on two of the four sides.
  - John has not been able to locate any warranty information. John will proceed with contacting Kish to find out what might be covered.
- f. Crack Sealing of Roads –
  - The crack sealing is finished. A-1 Asphalt Maintenance did a nice job.
- g. Phragmites Clean-up
  - Covered under item b.

## **H. Open Floor**

- a. Newsletter
  - Laurie has composed a newsletter to send out with the 4<sup>th</sup> quarter statements. She will send it to the Board to review.
- b. Annual Meeting
  - We set the meeting date for Tuesday, January 16, 2018, at 6:30 p.m.
  - Our alternate date will be Wednesday, January 17, 2018 at 6:30 p.m.
- c. Website
  - We have not had any volunteers come forward to create and maintain our website. Laurie indicated that she would be willing to maintain the website in exchange for one quarter's dues. Pete will check with the Visual Communications class at Saline High School to see if a student might be interested in creating the website modeled after our existing site.

**I. Adjournment**

The meeting was adjourned at 8:45 p.m.