

Travis Pointe South Homeowners Association Board Meeting

Date: Tuesday, November 14, 2023
Time: 6:30pm
Location: Elizabeth Linkous' home: 3090 Burr Stone Ct.

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| Board Members: | President | Jon Roe |
| | Vice President | Connie McCCasey |
| | Treasurer | Doug Vredeveld |
| | Secretary | Elizabeth Linkous |
| | Grounds | Wes Ichesco |

1. Call to Order

- a. Meeting was called to order at 6:38pm

2. Approve November 2023 Agenda

- a. All in favor of November 2023 meeting agenda

3. Approve October 2023 Minutes

- a. October 2023 Minutes approved by all board members

4. President's Report (Jon Roe)

- a. Dues Increase Recap
 - i. Response from TPS residents: 1 negative and 1 positive response through email; word of mouth response was very positive
 - a. We Ichesco will follow up with negative response resident
- b. Estate Sale at 5931 Bellwether Dr., November 17-19: Have Laurie sent out an email regarding parking

5. Treasurer's Report (Doug Vredeveld)

- a. Overage in Grounds Line Item on Budget
 - i. Unexpected expenses related to tree trimming after the February ice storm and increase in cost of laying mulch resulted in going over budget. The overage can be corrected by using funds in the "Grounds Special Projects" line item
- b. Approval of Checks
 - i. CK# 1338: VOID Check for Priority Waste
 - ii. CK# 1339: Lee's Outdoor Services, \$2,200 (lawn maintenance)
 - iii. CK# 1340: DK Outdoor Services, \$435 (grounds maintenance)
 - iv. CK# 1341: Wes Ichesco, $\$42.39 + \$95.38 - \$111.83 = \249.60 (Textile fence and weedkiller)
 - v. CK# 1342: Postmaster, \$66.00 (stamps)
 - vi. All board members approve checks

6. Grounds Report (Wes Ichesco & Connie McCCasey)

- a. Priority Waste
 - i. The last day for yard waste is December 7th
 - ii. PW is still figuring out their schedule since taking over for Republic, so pick up times for the next few months will be sporadic.
- b. DK Services
 - i. They performed their last work for the neighborhood in October and November- paid with CK# 1340

- c. Seasonal Grounds Work
 - i. Wes is seeking bids from CPM, Ridenour, and DK Services for seasonal work. Some of this work is built into the landscaping budget, but the board will need to rely on the "Grounds Special Projects" line item in the budget to pay for the full scope of work in the spring/summer/fall (cutting invasive growth at the ponds, edging beds at north/south entrances, removing invasive growth in pines at north entrance). It is estimated the extra work in 2024 will cost approximately \$3,750.
- d. Existing Contracts
 - i. Wes is contacting the following vendors for contracts to continue work in 2024
 1. Jake's Curbside Appeal (weed prevention at both entrances)
 2. Guardian Tree Experts (spraying crabapple trees at both entrances)
 3. Rick Van (yearly tree trimming)
 4. Bluewater Aquatic (pond maintenance)
 5. Lee's Outdoor Services (common area lawn mowing)
- e. Textile Fence
 - i. Wes has purchased several items to begin fixing failed boards on the Textile fence. Fence rails will be delivered. Work will begin as scheduling and weather allows.

7. Open Floor

- a. Radio Station on Brassow
 - i. The owners of the radio station building and property are concerned with trespassing on the property. Wes has notified residents that are adjacent to the property that they should not trespass or dump anything onto the property.
- b. New Board member
 - i. One more person is needed to fill the upcoming vacancy on the board with Elizabeth Linkous leaving. Wes Ichesco has agreed to stay on the board for another year to create continuity in Grounds due to the new snow removal vendor.
- c. TPS Annual Meeting: 7pm on January 22nd at Lodi Township Hall
- d. Elizabeth suggests moving some of the "Grounds Special Projects" funds to a newly created Fence line item in the budget. Over the next few years funding could accumulate to fully remove and replace the fence with more durable vinyl to match the new fence at the south entrance.

8. Future Business

- a. Roads: Need to find a time when Kris Foondle can attend a meeting to consult (this has been delayed due to the priority in identifying new snow removal vendor)

9. December 2023 meeting

- a. Tuesday, December 19th, 6:30pm, Jon Roe's home

10. Adjournment

- a. Meeting adjourned, 7:45pm