

# Travis Pointe South Homeowners Association Board Meeting

Date: Tuesday October 18, 2022  
Time: 7:00 PM  
Location: Wes' House

Board Members:	President	Eric Woods
	Vice President	Wes Ichesco
	Treasurer	Jim Sisung
	Secretary	Jen Klein
	Grounds	Royer Held

Members Present: Eric Woods, Wes Ichesco, Jim Sisung, Royer Held, Jen Klein

1. Call to Order
  - a. Meeting was called to order by HOA President, Eric Woods at 7:13 pm
2. Approve Agenda
  - a. Motion to approve Oct. HOA Meeting Agenda by Wes, 2<sup>nd</sup> by Royer, all in favor
3. Approve Sept 2022 Minutes
  - a. Motion to approve Sept. 22 Minutes by Wes, 2<sup>nd</sup> by Royer, all in favor
4. President's Report
  - a. Request from homeowner to send out information email regarding upcoming school millage vote to the neighborhood.
    - i. It was decided that all TPS Homeowners have access to a directory of residents can send emails themselves
    - ii. The HOA board will not be sending a correspondence that is not directly associated with HOA or TPS business
  - b. Email sent complaining of a skunk problem (tearing up their lawn) They are requesting the culverts along Bellwether to be blocked as that is where they appear to be living. Also, to encourage homeowners to block their own.
    - i. As we discussed that this is a "lawn treatment" issue that should help with the skunk problem and them tearing up people's lawn
    - ii. If we were to block the culverts could pose a water drainage problem and would have to consult with Water Commissioner
5. Treasurer's Report
  - a. Budget Updates
    - i. Everything is trending as expected
    - ii. Pond Maintenance- No invoices received- need to look into this
      1. Have confirmed 1<sup>st</sup> treatment
      2. Status of 2<sup>nd</sup> treatment
    - iii. Lawn Maintenance- come out even
    - iv. Checking account
      1. Have some money in budget – can discuss what would like to do
    - v. 1 homeowner is past due with 3<sup>rd</sup> Quarter Dues- two notices have been sent via Mail- will continue to follow up with notice via email and letters

- vi. True Community Share Certificate- 2% for 12 months
    - 1. Our September statement which just came has a notice that for a limited time True Community is offering a 12 month share certificate at an APY of 2%. Minimum deposit of \$500 to open the account. No maximum deposit amount. Funds can come from an existing True Community account or can be new money.
    - 2. We should decide what we would like to do, should we put Road Fund in or just keep in savings?
  - vii. Will need to discuss the Budget for next year
  - b. Approval of Bills/Checks
    - i. Check #1283: Lee's Outdoor Services- \$1600.00
    - ii. Check #1284: Royer Held- Reimbursement Lodi Township (Patel's Legal Fees) \$220.00
    - iii. Check #1285: Laurie Foondle- Information Officer \$130.00
    - iv. Check #1286: Terri Hutter- Bookkeeping \$130.00
    - v. Motion to approve above check by Jim, Eric 2<sup>nd</sup>, all in favor
6. Grounds Report
- a. Patel boundary lines Updates
    - i. Things moving forward
    - ii. Township has received all paperwork, paid fee
    - iii. Will need to complete a quick claim deed, working through
    - iv. Common areas will be considered parks, may/will help with taxes- looking into future
  - b. Stop sign damage at North Entrance
    - i. Has been fixed
  - c. French drain required at Mailbox area
    - i. Will be working on
  - d. Pillar tuck pointing updates
    - i. complete
  - e. DK snow removal cost increase request
    - i. Increase with cost of gas
    - ii. Contract through 2024 – see how this year does to make adjustments moving forward
7. Future Business
- a. Republic Service Contract is at the end (3 year) and will need to discuss contract moving forward, they are saying there will be a 3% increase
    - i. Will discuss and look over all details at next meeting
  - b. Create a list for items that will carry over for next years HOA board
8. Updates, Announcements, & Open Floor
- a. none
9. Schedule Nov 2022 meeting
- a. November 17<sup>th</sup>, 2022 at 7:00 pm at Jen's House
10. Adjournment
- a. Oct. HOA Meeting adjourned at 8:10 pm