

**Travis Pointe South Homeowners Association
2018 Annual Meeting
January 16, 2018 – 6:30 p.m.
Lodi Township Hall**

Board Members Present:

Laurie Foondle (55) President
Marilyn Sheets (41) Vice President
Terri Hutter (30) Treasurer
John Mason (28) Maintenance
Peter Shima (21) Secretary

Homeowners Present:

Kris Foondle (55)
Kathryn Welch (8)
Ed & Chris Grant (18)
James Sisung (58)
Sue Corcoran (48)
Gary Sweet (40)
Lindsay LaJoye (56)
John Renko (36)
Linda Ichesco (54)
Annette Kageff (42)
Jill Wagner (9)
Delores Nollar (35)

I. Open Meeting

Laurie called the meeting to order at 6:32 p.m.

II. Introductions

- a. TPSHA Board Members. Each Board member introduced her/himself.
- b. TPS Homeowners. Each Homeowner introduced her/himself.

III. Approve Agenda

Moved by Gary Sweet, seconded by Ed Grant, to approve the agenda. Motion carried unanimously.

IV. 2017 Year in Review

- a. President's Report

Laurie reviewed the accomplishments of the Board from the past year.

The Board started off with a complaint related to a satellite dish on a homeowner's house. The Board discovered that our CCR's are not enforceable in relation to satellite dishes and the FCC regulations. The Board decided to review the CCR's and suggest some changes to make them more current. The Board presented these changes to the homeowners but fell short of the votes needed to amend the CCR's.

At the annual meeting last year it was suggested that we create one email address for the TPSHA Board of Directors. The Board implemented this change during the past year.

The Board reviewed and updated a task list to guide future boards through the course of the year as various tasks need to be accomplished.

The Board reviewed homeowner plans for a new patio, and a new roof over a patio. These plans were approved.

The Board met eleven times during 2017.

Laurie thanked all of the homeowners who helped with our Spring Clean-up Day. She also thanked the homeowners who donated money instead of participating in the Spring Clean-up Day activities.

Laurie thanked the homeowners who shoveled snow at the mailboxes.

Laurie thanked Kathy Brace and other homeowners for picking up apples at the mailboxes.

Laurie thanked Ed and Chris Grant for all their efforts caring for the flower beds at the north and south entrances which included planting flowers, watering, and weeding.

Laurie thanked Dave Przeslawski for spraying the phragmites around the ponds.

Laurie thanked Charlie and Marilyn Sheets, Payton and Adrianna Sweet, and Jill Wagner for helping with weed control at the north and south entrances.

Laurie thanked Craig Welch for attending a TPSHA Board Meeting to discuss CCR maintenance and administration. This conversation helped the Board understand how to better manage issues that arise.

Laurie thanked Kathryn Welch for her work as the TPSHA Bookkeeper. Kathryn provided valuable research and input related to changing banks this past year.

Laurie thanked Marilyn Sheets for volunteering to finish the Board term that was vacant when Ryan Woodard moved away, and for negotiating a new three year waste removal contract with Republic Services.

Laurie thanked Peter Shima for serving on the Board and inspecting the pillar caps this past summer.

b. Treasurer's Report

Terri reviewed 2017 actual expenditures compared to budget. She noted that we were over budget on Grounds Maintenance due to the landscaping project at the north entrance. Terri noted that the Board reviewed our insurance coverage and made updates/changes as needed to the insured amounts.

This past year we changed banks because the bank we were using was no longer paying interest on our checking accounts. We moved our general checking account from Chemical Bank to Huntington Bank. We also moved the Road Fund from Chemical Bank to Huntington Bank and then to Bank of the Internet (Bofi) to maximize the interest (0.8%) we are earning on the Road Fund. In addition to the Road Fund account we also have a CD at Chemical Bank that will mature in 2018.

The Road Fund balance is \$188,887. Based on an analysis that Terri performed this past year we would need about \$200,000 to mill and repave our roads.

Annette Kageff asked “what is the current condition our roads?” Based on feedback from the Asphalt contractors we received bids from this year the roads are in good condition and should last another 8 to 10 years. Based on our funding formula we should be in good shape to cover the costs of repaving our roads when the time comes.

John Renko asked if we had ever replaced our roads. We capped them around 1999 or 2000.

John Renko asked what our insurance covers. Terri responded that the insurance covers our fence, pillars, entrances, mailboxes, general liability, and liability for Board members.

Ed Grant asked what the service charge covered from our checking account. Terri responded that it covered the costs of obtaining new check stock. Ed also asked what the check to Sign-O-Rama was for. Terri responded that it was for replacement flanges that had been damaged on some of our street signs.

Jim Sisung asked if it was possible to have auto draft for our quarterly dues. The Board will investigate to see if this is possible. The expectation is that it is possible but there may be extra fees involved.

Annette Kageff asked if the mail slot for TPSHA at the mailboxes was working well for Kathryn. Kathryn said it was.

Ed Grant asked if the Board had considered investing the Road Fund in something that could earn a higher rate of return. Terri responded that Boards have considered this in the past but have always been concerned about potential losses that may occur.

Terri thanked Gary Sweet for helping out with the CD at Chemical Bank since he is the signer on the CD.

Terri pointed out that we ended the year with all homeowners' current with their dues payments.

Laurie thanked Terri for all the work she put in as Treasurer, especially for her work on the Road Fund and Bank changes.

c. Maintenance Report

John Mason commented that DK Snow Plowing Service has been performing well so far this winter. John is aware of only one instance where they missed plowing a driveway.

John thanked Ed Grant, Terri Hutter, and Laurie Foondle for supervising our Spring Clean-up Day in 2017.

We installed a new planter box at the South entrance in 2017 and plan on replacing the soil at the North entrance in 2018.

The landscaping work at the North Entrance was a “long journey”, but we were able to get it accomplished.

We contracted with Blue Water Aquatics for two pond treatments and to continue the eradication of the phragmites. Blue Water Aquatics will need to come back one more time this winter to cut down the dead phragmites.

John thanked Betty Katz for helping to pay for the phragmites control with a \$1,500 donation.

Delores Nollar commented that there are lots of “woody” plants growing around the East Pond. Ed Grant wondered if a brush hog machine could be used to cut down the vegetation. Terri Hutter commented that a resolution was passed by a previous board to keep the South and West sides of the East pond clear. The 2018 Board will talk about this in the coming year.

John Mason repaired the fence this past fall. John commented that the fence is not in great shape.

Terri Hutter spoke on five different occasions to non-residents who were fishing on the West pond. John Mason spoke with non-residents on two occasions. In all case, the people left without incident.

John would like to “clean-up” some of the low ground vegetation that has grown up on the peninsula on the West pond. Peter Shima offered to help.

Lee’s Outdoor Services continues on as our lawn service at the same price as previous years.

DK Snow Plowing Service has agreed to an additional three years as the same price.

We sealed cracks in half of our roads this year. Last year we had sealed the cracks in the other half of our roads.

John repaired a road sign that had fallen over in the Hein’s yard.

John contacted Kevin Kish of Kish Masonry regarding the pillar caps. Kevin agreed to come out in the spring and inspect them.

John thanked Ed Grant for his help and assistance with weed control and fence repair.

Annette Kageff thanked John for his good work related to snow removal.

Laurie thanked John Mason for serving on the Board and handling the maintenance responsibilities, which include repairing the fence and one of our traffic signs.

d. Annual Meeting (2017) Minutes Review/Approval

The minutes of the 2017 annual meeting were sent out in advance of the meeting for review. A motion was made by Kris Foondle, seconded by Lindsay LaJoye to approve the 2017 annual meeting minutes. Motion carried unanimously.

V. 2018 Budget Approval

Terri Hutter presented the 2018 budget. Terri commented that it is very similar to 2017’s budget.

Delores Nollar asked if our lawn service only comes when called or did they come on their own. John Mason indicated that they come on their own and mow only when needed.

A new budget item this year is for a web master. Jim Sisung volunteered to help build our new website.

A motion was made by Jill Wagner to approve the budget as presented. The motion was seconded by Lindsay LaJoye. Motion carried unanimously.

VI. 2018 TPSHA Board Nominations and Approval

a. Recognition of Departing Board Members

Laurie thanked Marilyn Sheets, John Mason, and Peter Shima for serving on the TPSHA Board of Directors.

b. Introduce 2018 Board Nominations

Lindsay LaJoye and Jim Sisung volunteered to serve on the Board of Directors

c. Additional Floor Nominations

Sue Corcoran nominated Brian Corcoran to fill the third position

d. 2018 Board Approval

Moved by Annette Kageff, seconded by Kris Foondle to approve the new directors. Motion carried unanimously.

VII. Open Floor

Ed Grant asked if the Board could arrange for weed control at the entrances in June and August. The Board will implement a process to accomplish this task in 2018.

Ed Grant asked about extra keys for the mailboxes. Ed's main point was that homeowners should record their key number in case they ever lose their key for easy replacement.

Peter Shima thanked Laurie Foondle for her great leadership and service this past year as President of the TPSHA.

Laurie thanked Kris Foondle for his past work on the TPSHA website.

VIII. Adjournment

Moved by Gary Sweet, seconded by Ed Grant, to adjourn the meeting at 7:33 p.m. Motion carried unanimously.