

# Travis Pointe South Homeowners Association Board Meeting

Date: Tuesday, April 18, 2023  
Time: 7:00 PM  
Location: Elizabeth Linkous' Home

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 7:03 pm

## 2. Approve Agenda

- a. All in favor of April 2023 meeting agenda

## 3. Approve March 2023 Minutes

- a. February 2023 Minutes were approved via email by all board members on March 29th.

## 4. President's Report (Jon Roe)

- a. Architectural Review
  - i. 2872 Robal Court (Podschwadt): Solar Panels on south side of home
    1. Resident provided diagram and photo simulation
    2. Solar panels do not violate CCRs; All board members approve
  - ii. 2836 Robal Court (Sweet): Gazebo on pool deck on north side of home
    1. Resident provided diagram and photo simulation
    2. Gazebo does not affect setback restrictions or CCRs; All board members approve
- b. TPS Real Estate
  - i. Proposal of board to reach out to current residents to ask them to contact the board if they are planning to sell their home. The TPSHA President gets several requests each year from people looking to buy in our neighborhood, and this could connect future sellers with potential buyers before the house is listed.
  - ii. After a lengthy discussion, the board decided to not get involved in real estate dealings due to possible legal ramifications related to Fair Housing and Equal Opportunity.

## 5. Treasurer's Report (Doug Vredeveld)

- a. All line items are trending as expected
- b. Approval of Checks
  - i. 1310: Rick VanMortel, tree removal/trimming (\$1400)
  - ii. 1311: Laurie Foondle, information officer payment (\$130)
  - iii. 1312 Terri Hutter, bookkeeper payment (\$130)
  - iv. 1313: Wes Ichesco, grounds maintenance (\$54.69)
  - v. 1314: Guardian Tree Experts, tree spraying (\$128)
  - vi. All board members approve checks
- c. Doug and Wes will go to Huntington Bank to move the Huntington Road Fund Money Market account to a CD. The current rate is 5.13% for 14 months. The Money

Market account will require us to keep some funds in the account. They will move all funds but what is required to leave the account.

- d. All board members approve moving funds to a new CD.

## **6. Grounds Report (Wes Ichesco)**

- a. DK Services
  - i. Mulch will be laid in early May at both the north and south entrances
- b. Road Replacement
  - i. Cadillac Asphalt provided a quote of \$626,000 to repave the roads
    - 1. This is for milling, disposal, and application
      - a. 2-3" base with 1.5" top layer
  - ii. Kris Foondle, who works for MDOT, thinks this quote is high and is going to seek information from county contacts for a more accurate quote
- c. Ponds
  - i. Wes Ichesco and Royer Held will continue to clear buckthorn at east pond
  - ii. Discussion of water level of west pond- nothing can be done as this is a runoff pond and water levels are determined by rainfall
- d. Fence (along Textile)
  - i. 10 rails (\$15/each) and 2 posts (\$35 each) need to be replaced
    - 1. All board members approve use of funds (approx \$220) to fix the fence
- e. Burn Permits
  - i. A TPS resident contacted Wes regarding their neighbor burning
  - ii. Burning is permitted in the neighborhood
  - iii. In regard to safety, we put a sign up at the mailboxes regarding residents securing a burn permit prior to burning. This allows the fire department to be aware of active fires.
- f. Little Library
  - i. Since we have cut a lot of invasive growth from the west tree line at the north entrance, there isn't much cover by the Little Library anymore.
  - ii. Elizabeth will contact Sue Corcoran (Little Library founder) to get her thoughts on possible greenery or a landscaping plan and/or a possible kids Little Library.
- g. Additional Tree Trimming
  - i. Wes will contact Rick Van to see if he can quote trimming for the crabapple at the north entrance and large trees that have fallen by the west pond along the western tree line.

## **7. Community Events**

- a. Neighborhood Social
  - i. Sunday, September 10th at 12pm
  - ii. All board members approve this date; will work with Jim Sisung to see if we can use his yard, otherwise Jon Roe will host at his house
    - 1. Get tent quote in June
- b. TPS Community Garage Sale
  - i. Send reminder to residents on Thursday, April 20th (form due on the 23rd)
  - ii. Connie will call Township to see if permits are required to host garage sale
    - 1. Per Connie's conversation with the township, permits are not required

## **8. Future Business**

- a. Neighborhood Lighting

## **9. May 2023 meeting**

- a. 7:00 pm, Tuesday, May 23, 2023 at Doug's House

## **10. Adjournment**

- a. Meeting adjourned 8:35pm