

Travis Pointe South Homeowners Association 2024 Annual Meeting

Date: Monday, January 22, 2024
Time: 7:00 PM
Location: Lodi Township Hall

Board Members:

President	Jon Roe (3180 Shadberry)
Vice President	Connie McCCasey (not present)
Treasurer	Doug Vredeveld (3021 Burr Stone)
Secretary	Elizabeth Linkous (3090 Burr Stone)
Grounds	Wes Ichesco (3026 Burr Stone)

Neighbors:

- Laurie and Kris Foondle (3058 Burr Stone)
- Linda Ichesco (3026 Burr Stone)
- Kaylan and Spencer Ryan (3229 Candor)
- Kyle Grazier (5881 Bellwether)
- Terri Hutter (5972 Bellwether)
- Dan and Annette Kageff (2912 Robal)
- Michael Garris (3025 Burr Stone)
- Jennifer Klein (3090 Burr Stone)

1. Call to Order (7:04pm)
2. Introductions
 - a. Jon Roe, President
 - b. Elizabeth Linkous, Secretary
 - c. Doug Vredeveld, Treasurer
 - d. Wes Ichesco, Grounds
3. Approve 2024 Annual Meeting Agenda
 - a. Laurie Foondle moved to approve
 - b. All present approve 2024 Annual Meeting Agenda
4. Review/Approve 2023 Annual Meeting Minutes
 - a. Wes Ichesco moved to approve
 - b. All in attendance approve 2023 Annual Meeting Minutes
5. President's Report (Jon Roe)
 - a. Overview of serving
 - i. Jon talked about being asked to serve and learning curve
 - ii. Thanks Elizabeth and Wes for helping learn about how things work
 - b. The "why" of increased HOA dues
 - i. The price to do business with outside vendors has increased due to inflation. The Board also had to find a new snow removal vendor which was more expensive.
 - ii. The TPS Grounds member has saved the neighborhood money by doing some of the work, but that won't be sustainable over time.
6. Grounds Report (Wes Ichesco)
 - a. Ponds

- i. Saved money by signing 3-year contract with Blue Water Aquatics
 - b. Landscaping
 - i. Guardian (tree spraying): Did not raise price for 2024
 - ii. Ridenuour: They will do the entrances, \$6,900 for the year for everything
 - 1. Weeding, edging, spraying, remove invasive growth, remove phragmites
 - c. Lawn Mowing
 - i. : Lee's Outdoor Services: No increase per year (15+ years of service)
 - d. Snow Plowing/Salt
 - i. New Vendor Boswell Outdoor
 - ii. The Board decided to keep plowing the driveways in the neighborhood with the intent to keep safety a priority (CCRs article 4 the board can decide to promote the safety of the neighborhood)
 - iii. Boswell did a good job for their first plow, only one follow up email from a resident.
 - e. Fence
 - i. To keep prices low, volunteers needed to fix the fence; 10 per year to fix
 - ii. An assessment would be needed to replace the fence- vetoed in 2022
 - f. Road Update
 - i. Kris Foondle, TPS resident and MDOT employee present to discuss road conditions and projection for replacement in the future
 - 1. 72-75% quality, should last 20+ years
 - 2. Roads purpose is to carry a load and shed water- our roads are doing its job
 - 3. Options for replacement in the future:
 - a. Chip seal: viable option in the future
 - b. Mill and fill: removed 2 inches and replace 2 inches
 - c. Crush and Shape: grind and replace
 - 4. Projected cost range with different options \$180,000-\$600,00
 - 5. Potholes filled at the south entrance
 - 6. Crack seal may not be a financially smart decision moving forward
 - 7. Projections for road fund seem to be on pace
7. Treasurer's Report (Doug Vredeveld)
- a. Review 2023 Actuals
 - b. Approve 2024 Budget
 - i. One change to the 2024 budget is that the board is not approving a tent for neighborhood party. The cost of the tent was around \$1,000 for 2023.
8. Thank-Yous (Elizabeth Linkous)
- a. Terri Hutter- for serving in the Bookkeeper role and being the "go-to" person for all current and historical information in the neighborhood
 - b. Wes Ichesco- for all of his diligent working going over and beyond to keep the neighborhood looking nice
 - c. Laurie Foondle- for serving as Information Officer and getting information out to the residents in a timely manner and updating the website
 - d. Eric Woods- for assisting with various grounds projects
 - e. Royer Held- for assisting with various grounds projects
 - f. Jim Sisung- for hosting the TPS annual party
 - g. Kris Foondle- for serving as a resource regarding the condition of the TPS roads
 - h. Summer Cole- for maintaining the garden box at the north entrance
9. 2024 TPSHA Board Nominations and Approval (3 required)

- a. Laurie Foondle
- b. Kyle Grazier- in place of Connie McCCasey (Connie has conflicts and cannot attend several meetings in 2024)
- c. Wes Ichesco will stay on in Grounds capacity
- d. All in attendance approve Laurie, Kyle and Wes to serve on the board for 2024

10. Open Floor

- a. Mention of property management firm to manage aging neighborhood- not received well by residents in attendance. Reasoning is that not many residents are interested in serving on the board, and only a handful of residents attend the Annual Meeting.
- b. Radio Tower Lights not on. New FAA regulations do not require towers to be lit up at that height.
- c. Radio Tower Field: Boarding residents are asked not to trespass.

11. Adjournment (7:49pm)