

Travis Pointe South Homeowners Association

2022 Annual Meeting

January 24, 2021 – 7:07 PM

Zoom Virtual Meeting

Board Members Present – Elizabeth Linkous ,President - Royer Held, Maintenance – Jim Sisung, Treasurer - Eric Woods - Secretary

Homeowners Present (Lot #)

Eric and Erin Woods (3)

Elizabeth Linkous & Jen Klein (56)

John and Jill Wagner (9)

Dan and Annette Kageff (42)

Royer and Sharon Held (12)

Gary Sweet (40)

Jim Raymond (47)

Terri Hunter (30)

MaryAnn Hayes (6)

Wes Ichesco (54)

Laurie Foondle (55)

Kathryn Welch (8)

Mike Losey and Chris Zimmerman (5)

Kyle Grazier (45)

Brian and Susan Corcoran (48)

Kathy Brace (43)

Jim Sisung (58)

I. Call to Order

- Elizabeth Linkous called the meeting to order at 7:07 p.m.

II. Introductions

- TPSHA Board Members. Each Board Member introduced her/himself.
- TPS Homeowners. Each Homeowner introduced her/himself.

III. Approve 2022 Annual Meeting Agenda

- Moved by Elizabeth, seconded by Wes, to approve the 2022 annual meeting agenda. Motion carried unanimously.

IV. Annual Meeting (2021) Minutes Review/Approval

- Elizabeth moved to approve the 2021 annual meeting minutes. Motion carried unanimously.

V. President's Report

- Stated that the board worked well together this year. The board focused on working with funds available on required projects.
- Having work done throughout this year has proven to be difficult due to demand. A few projects will be revisited in 2022.
- The board Implemented Gmail accts to streamline communication.
- The annual party has been brought back. Thank you to Jim and Summer for allow the neighborhood to use their yard
- Thank you to Terri for communication help and historical information.
- The architectural board approved several resident requests, including installation of a pool, installation of a generator, installation of a play structure, new windows, and the painting of a house

VI. Grounds Report

- The 1st portion of the new fence was installed this year. The Board is working toward finishing the rest of the fence along Textile.

- Ponds: This is the 1st year with a new vendor. Reviewing vendors for next season

- Mailbox Area: In order to help with ice build-up, patio pavers were used vs the asphalt, appears to have helped the situation

- Entrances: Landscaping was added at the south entrance. The boulders were repositioned to enhance appearance. The pillars are in need of repointing. Work did not happen due to contractor availability. The board will work to complete the repointing in 2022.

- Snow Plowing & Salt: First round of snow removal had issues with grass damage. complaints were sent in and improvements were made

- Roads: Crack sealing did not happen due to availability of asphalt companies. Will schedule in 2022 (last time completed in 2017)

- Patel Property lines: It was determined that the boundaries were incorrect at the west side of the North entrance. The original lot (Patel's) extended all the way to Brassow Rd. A new Survey and deed transfer to TPSHA is needed. Quotes received to perform work.

- Work group: Volunteer group to help perform various landscaping jobs. Royer thanked Karina, John Althaus, John Mason, Wes for their time and thanked Eric and Jim for removing the brush trimmed at the south entrance.

VII. Treasurer's Report

- Jim Sisung presented the 2022 budget with a 2021 vs 2022 line by line review (Refer to budget document for details)

- Excess of \$14,162 from 2021 calendar year. That goes to grounds special projects for future use. (Patel's, crack sealing, pillars etc..)

- Goal is to keep checking account above \$15,000 (standard)

- Question: are we saving enough money to have the road completely redone? Crack sealing was looked into to extend the life of the current road. New quote is needed to know if we are saving enough.
- Question: Kathryn Welch: Was there a quote obtained for the rest of the fence? Royer answered ~45k total.
- Question: Do the homeowners need to approve fence work prior to work being done? Elizabeth answered that the first \$5k was spent but there is no plan to finish the rest of the fence. Vinyl was cheaper than a wood fence and ages more consistently. Gary Sweet and Kathryn Welch agree that the fence project should need a board vote for future work. Annette discusses that the uncertainty of snow fees can add to extra funds in acct.
- Jim thanked Terri for all of her help with the finances.
- Jim thanked Elizabeth and Andrew for an amazing job on the board.
- 2022 budget approval moved by Jim Sisung, seconded by Laurie Foondle. Motion carried unanimously.

VIII. Closing Statements

- Recognition of Departing Board Members Elizabeth Linkous and Andrew Lovett
- Introduce 2020 Board Nominations
 - o Wes Ichesco and Jen Klein have agreed to be on the next board
 - o Elizabeth moves to approve and all second the motion

VIII. Open Floor

- Wes confirmed that there is 8" of ice on the ponds. Plans to maintain the ice. East pond is 15ft at the deepest point. Great ice fishing.
- Brian Corcoran: Question: why don't the pathways on Textile continue all the way to in front of our sub to AA saline road. He will look into getting it done.
- The Corcoran's were thanked for keeping up the Library. Should we add a children's library? To be discussed at a later date.

Meeting adjourned

8:12 pm

Motion approved by Elizabeth.