

TRAVIS POINTE SOUTH HOMEOWNERS ASSOCIATION
2016 Annual Meeting
January 25, 2016 – 6:30 p.m.
Lodi Township Hall

Board Members Present:

Gary Sweet (40) President
Charlie Sheets (41) Vice President
Sheldon Davis (26) Treasurer
Ed Grant (18) Maintenance
Laurie Foondle (55) Secretary

Homeowners Present:

Sue and Brian Corcoran (48)
Kris Foondle (55)
John Heins (D)
Sharon and Royer Held (12)
Terri Hutter (30)
Wes Ichesco (54)
John Mason (28)
Lisa and John Renko (36)
Peter Shima (21)

I. Open Meeting

Gary called the meeting to order at 6:35 p.m.

II. Introductions

- a. TPSHA Board Members. Each Board member introduced him/herself.
- b. TPS Homeowners. Each homeowner introduced him/herself.

III. Approve Agenda

Moved by Sheldon, seconded by Charlie, to approve the agenda. Motion carried unanimously.

IV. 2015 Year in Review

- a. 2015 Annual Meeting Minutes Review/Approval

Laurie read the minutes of the 2015 annual meeting. Moved by Sheldon, seconded by Charlie, to approve the 2015 annual meeting minutes. Motion carried unanimously.

- b. President's Report

Gary recognized Meredy Shima for providing bookkeeping services to Travis Pointe South since the year 2000, including paying vendors, working with contracts, filing taxes, and maintaining records. He said Meredy was stepping down from the bookkeeping duties and that Kathryn Welch has agreed to take over the position. He thanked Meredy for a job well done.

Gary then recognized John Heins for his years of service repairing and maintaining the fencing along Textile Road, using his own funds to do so. Gary noted that John would be stepping down from this role and he expressed his gratitude to John for all he has done. Gary stated that he would like to turn this function over to the Board and collective homeowners.

Gary stated that the Board held 15 meetings in 2015 (three more than normal). Snow removal was the main topic of discussion, he said, noting that a survey was again sent to homeowners regarding whether to keep snow removal of individual driveways in or remove them from the contract. The results were 26 homeowners voting to keep snow removal of driveways in the contract and 21 homeowners voting to remove them. Gary pointed out that finding vendors to plow all driveways is becoming more and more difficult, noting that the Board lost its contract with Margolis Nursery due to significantly increased pricing. The current company is a younger company out of Milan, Gary said, and the service was pretty good so far, although a small amount of hand-holding on the part of the Board has been necessary. He believed if the neighborhood's snow removal contract involved road plowing only, there would be sufficient funds to contract with higher-quality companies. Rather than increase association dues to pay for escalating prices, he thought it would be a good idea for the Board to revisit the issue of individual driveway plowing.

Gary reported that one newsletter was sent to homeowners in 2015 and that the annual spring clean-up was very successful. He recognized Ed Grant for the extra work he did on his own time to maintain the flower boxes at both entrances.

Gary stated that the Board responded quickly to all individual inquiries, noting that there were no major issues brought to the Board's attention.

With regard to the budget, which he said Sheldon would be reviewing this evening, the Board continues to monitor financial issues. He stated the new contract with Republic Services for trash and yard waste removal saved the association over \$5,000 annually, noting that they do a good job servicing the neighborhood.

c. Treasury Report

Sheldon reported that \$18,500 was budgeted last year for snow removal, but only \$10,500 was spent, and there was a 3% inflation increase in the contract with Republic Services. He said unexpected expenses involved invasive weed/tall grass removal around the ponds, noting that the invasive species would continue to spread aggressively. He said there were timing issues related to their removal and that costs associated with this would carry over into 2016. He stated that lawn maintenance expenses exceed the budgeted amount by about \$1,500, part of which was attributed to a very wet spring. Terri asked about the actual budget figures and Sheldon said he would provide this document to the homeowners.

With regard to the proposed 2016 budget, Sheldon noted that it was consistent with the budget figures of 2015, with the exception of increased trash removal (3% contractual increase) and increased funds in the pond, lawn and grounds maintenance line items. He said a small portion of the snow removal fund was reallocated to cover these increases.

Wes asked about the budget overage for lawn maintenance and if lawn maintenance costs were less if the north side of the east pond was not mowed.

Gary said the allocated amount for lawn maintenance was exceeded due to the very wet spring in 2015, as well as a longer mowing season in the fall (mowing occurred through October). He replied yes, the Association saved money when the north side of the east pond was not mowed.

Kris asked if the actual budget showed what the balances were for the CDs.

Sheldon replied yes. He said the Board agreed to placing the CD funds in the road fund checking account until rates rise.

Gary added that as of December 15, 2015, there was one more CD that had not yet matured. The balance of that, along with the existing road fund balance, resulted in over \$158,000 in the road fund.

Moved by Royer, seconded by Brian, to approve the 2016 budget as proposed. Motion carried unanimously.

d. Maintenance Report

Ed reported that the lighting at the south entrance was replaced with LED bulbs in 2015, at a cost of \$575. In comparing electric bills, he said, there was about a 50% savings. Changing the north entrance lighting would likely be more costly because the lighting near the mailboxes was brighter, requiring a more expensive LED bulb.

With regard to snow removal, Ed added that Margolis Nursery was requesting an up-front, non-refundable payment of \$8,000. He said the Board opposed this, especially given that a winter with a low snowfall would mean the Association would lose that up-front money. He provided additional details about the new snow removal contractor, DK Services, stating that plowing the roads at a one to six-inch snowfall would cost \$250 and each driveway would cost \$20. Plowing would occur at two inches, he said. If the snowfall were greater than six inches, the cost would be \$350 for the roads and \$28 per driveway. He said this contractor also cleaned right up to the garage door and that salting would only be done at the intersections when needed. He noted that obtaining the contract with DK Services was a fluke, but the Board was happy with their service.

Ed provided background information about the mailbox keys, noting that when the new mailboxes were installed, two keys were given to each homeowner and the post office kept the third key. However, there have been occasions where the post office has said they no longer have the keys, although the post office did provide him with a bag of keys that fit the parcel boxes. He noted that there have been problems with a few of the parcel boxes, one needing the lock replaced. Unfortunately, he has been unsuccessful finding a locksmith to come and repair the lock. He was able to purchase a new lock and he hoped to find a locksmith who would install it. He said the new Board would need to work with the post office to locate the residential box keys, adding that he believed the post office had them.

Regarding cracksealing the roads, Ed said the Board determined that the roads were still in good shape and that they would need to be sealed in 2016.

Ed stated that he worked on getting bids for removal of the tall plume grass at the west pond, which would need to be done during the fall months. He obtained a bid for \$900 for burning off the grass and then spraying it (with another application in the spring if needed). He said they attempted to burn the grass three different times, but the weather never cooperated. With regard to the east pond, he said work would need to be done when the ground was frozen because of the heavy equipment that would need to be used.

Ed called attention to the new posts with blue reflective cylinder tops that were recently installed at both the north and south entrances. He said Bruce Crider came up with this solution to help identify both entrances in the dark. He said Bruce paid for these and installed them himself. Ed thought they looked nice and worked very well, and he thanked Bruce for this.

Finally, Ed noted that the Association's website now contains the Board's meeting minutes, beginning in 2015.

V. 2016 Plans/Budget

This was addressed in the Treasury Report under the 2015 Year in Review.

VI. 2015 TPSHA Board

- a. Special Recognition of Meredy Shima – This was done under the President's Report.
- b. Recognition of Leaving Board Members – Gary thanked Charlie for securing the contract with Republic Services, which saved the Association over \$5,000, and he thanked Ed for all the work he has done with snow removal and other landscaping/grounds issues.
- c. Introducing of Board Nominations, Floor Nominations, 2016 Board Approval

Peter Shima and John Mason volunteered to serve on the Board. Wes said he would consider serving on the Board again if another member could not be found. He thought it would be good to have someone new on the Board.

Sheldon said he would reach out to a few of the new residents in the neighborhood to see if one of them would be interested.

Moved by Kris, seconded by Charlie, to appoint Peter Shima and John Mason as new Board members. Motion carried unanimously.

VII. Open Floor

- a. Textile Road Reconstruction Project

Gary explained the Textile Road reconstruction project and the new roundabout proposed at the corner of Textile and Ann Arbor-Saline Roads. He said Kris and Laurie attended the open house held by the Washtenaw County Road Commission. The project is planned to begin after Labor Day 2016 and is anticipated to take two to three months. With regard to concern about Bellwether being used for cut-through traffic during the project, he stated that TPS is a private neighborhood and can do whatever it sees fit to prevent such kind of traffic.

Terri said she also attended the open house. Given that detour signs would start at Pleasant Lake Road, not Brassow Road, she did not think cut-through traffic would be a concern. She stated that most local residents will know which roads to use and not to use and, if someone unfamiliar with the area tried to use Bellwether only to find there was no outlet at the south

end due to Textile Road being closed, she did not think that person would do it a second time. She did not think it would be necessary to close the south entrance.

Charlie agreed, adding that if there ended up being a need once the project started, the neighborhood could close an entrance at that time.

Kris stated that he has worked on numerous road projects and it has been his experience that if people living in an area of construction knew of a connecting road, such as Bellwether, it could become popular for cut-through traffic once discovered. He noted that our streets were not designed for that type of traffic. He did not mind leaving everything the way it was but, if cut-through traffic, and speeding, became a problem, he would suggest closing the south entrance to eliminate this. He said closing the south entrance would not prevent access for emergency vehicles, as barricades could be moved. If desired and/or necessary, he said, the neighborhood could install temporary construction signs at the north entrance posting no outlet/Textile Road closed.

Wes expressed concern about access for school buses and garbage trucks if the south entrance were closed.

John Renko wondered why we just didn't close the south entrance at the start of the project, asking who would be inconvenienced by closing it. He thought the decision should be made now – whether or not to close the south entrance – as he did not think it would happen once the project was started.

Terri stated that she would be inconvenienced, as well as others at the south end. However, she was not opposed to closing the entrance if cut-through traffic ended up becoming a problem. If it were not a problem, she did not think it needed to be closed. But if it were closed, she suggested that school bus and delivery truck traffic be assured of a place to turn around. She noted, though, that school buses would need to use Textile to provide transportation for the children in that area.

Charlie thought the neighborhood would be able to decide and act quickly on closing the south entrance if it were found to be necessary.

Sheldon thought the plan to close the south entrance could be set up over the summer in case it needed to happen. He raised a question of how much risk the neighborhood was willing to take with potential extra traffic. If it were decided that no additional traffic was desired under any circumstances, then the decision could be made right now to close the entrance and plans put in place to reroute school bus and delivery/service vehicles.

Wes noted that many years ago there was a time when cut-through traffic was a problem, but then Maple Road was reconstructed and all cut-through traffic stopped. He wondered if a neighborhood vote was needed to close the entrance.

Terri believed the Board could make that decision, hopefully with input from the residents.

Sheldon stated that the Board could discuss this further if needed.

b. Solicitation

John Renko expressed concern about solicitation occurring in the neighborhood.

Gary noted that solicitors were required to have a permit.

c. Neighborhood Roads

Brian asked if there were a need for the roads to be replaced in the near future.

Kris stated that the roads were in pretty good shape, giving them a grade of about 80-82. Roads generally need to be replaced when graded around 40-50, he said. He believed the budget for road replacement was on track, enough to pay for the entire project with a minor special assessment request. Looking ahead to the year 2035, he said a mill and fill project would cost about \$300,000 to \$400,000, while a cap of the roads would cost about \$250,000. He stated that cracksealing would need to be done in 2016.

d. Ann Arbor Airport Expansion

John Renko wondered if anyone has looked into the possibility of the Ann Arbor Airport expansion project being revived. As a subdivision, he thought this would be good to know.

e. General Landscape Issues

Ed noted that the planter box at the south entrance would need to be replaced, as timbers were starting to warp and deteriorate, allowing invasive species growth. He recommended that the box be completely removed and a new box constructed with treated 6x6 timbers, and then filled with good soil. He received a bid of \$1,900 from Lodi Nursery to do the work. He said at a minimum the existing soil should be sprayed with Roundup to get rid of the invasive grasses and that perhaps a good time to do that would be in conjunction with the Textile Road project.

Wes stated that the caps installed on the pillars (from Kish Masonry) three years ago had a five-year warranty and that he would take a look at them to check on their condition.

Ed asked about the fencing along Textile Road and whether it should be replaced or removed. He liked the fence and said this issue would need to be addressed.

Gary stated that the Board could discuss this issue.

Terri stated that a vote would be needed for a special assessment if there was not enough money in the budget to repair/replace the fencing.

Laurie stated that the Board talked about adding the repair of the fencing a part of the spring clean-up.

John Heins said he still has un-used fence posts, as well as appropriate saws, and, with a little help, he would be willing to continue repair of the fencing along the east side of Textile. A new fence would be very expensive, he said.

Royer volunteered to help with the fence repair.

John Heins said he could assess the work needed and get everything ready for the work to be done on Spring Clean-up Day, with assistance from Royer and whoever else would like to help.

Ed also volunteered to help with the project.

Moved by Charlie, seconded by Brian, to adjourn the meeting at 7:51 p.m. Motion carried unanimously.