

**TRAVIS POINTE SOUTH HOMEOWNERS ASSOCIATION**  
**2017 Annual Meeting**  
**January 23, 2017 – 6:30 p.m.**  
**Lodi Township Hall**

**Board Members Present:**

Sheldon Davis (26) President  
Ryan Woodard (29) Vice President  
Peter Shima (21) Treasurer  
John Mason (28) Maintenance  
Laurie Foondle (55) Secretary

**Homeowners Present:**

Sue Corcoran (48)  
Eileen Faas (14)  
Kris Foondle (55)  
Mike Garris (52)  
Ed Grant (18)  
John and Wilma Heins (D)  
Terri Hutter (30)  
Wes Ichesco (54)  
Janice Raymond (47)  
John Renko (36)  
Suhas Venkatappa (44)  
Jill Wagner (9)  
Kathryn Welch (8)

**I. Open Meeting**

Sheldon called the meeting to order at 6:31 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 Terri, seconded by John Mason, to approve the agenda. Motion carried unanimously.

**IV. 2016 Year in Review**

- a. 2016 Annual Meeting Minutes Review/Approval

Laurie summarized the minutes of the 2016 annual meeting. Moved by John Mason, seconded by Peter, to approve the 2016 annual meeting minutes. Motion carried unanimously.

- b. President's Report

Sheldon stated that the past year was relatively uncomplicated, compared to previous years. He said the Board had discussions about the Textile Road reconstruction project and considered methods to discourage potential cut-through traffic, which ended up being

necessary. The County Road Commission assisted with this by placing barricades at the south entrance, he said, which helped reduce the traffic. He believed the project was managed well.

Sheldon then recognized and expressed appreciation to Betty Katz for her generous donation to the pond maintenance fund to assist in removing the phragmites (tall grasses) around the ponds.

Sheldon thanked Ed Grant for the great deal of time he spent planting and maintaining the flowers in the flower boxes at both entrances, for coordinating replacement of the south entrance flower box, and for repairing/replacing segments of the fencing along Textile Road.

Sheldon also thanked Aaron Liepman and his sons for clearing the western property line at the north entrance, which was quite a demanding task. He said the Board is in the process of implementing an improvement plan for this area.

Sheldon then expressed his appreciation to Pete Shima for dedicating time to work on weed prevention in the area cleared by the Liepmans. He thanked Kathryn Welch for taking over the association's bookkeeping duties this year, complimenting her on a job well done. And he thanked Ryan Woodard for stepping up to serve on the Board after having just moved into the neighborhood.

Laurie read a thank you card sent by Olivia Ceperov and her children to express their appreciation to the Travis Pointe South residents for their generous donations following the fire in their home right before Christmas.

Sheldon announced the Travis Pointe South Facebook page, asking residents to visit the page and click to follow, and said he would continue to edit the page.

#### c. Treasury Report

Pete thanked Sheldon for his service on the Board for the past two years. He then highlighted portions of the 2016 operating revenue and expenditures, stating that the total revenue of \$62,176 was slightly higher than budgeted due to the resident donations for pond maintenance, extra income from spring clean-up donations and checking account interest.

With regard to operating expenses, he said there was a significant cost savings on the electric bill, which was due to LED lighting having now been installed at both entrances, adding that, typically, the bill was \$700-\$800 and now it was more in the range of \$400-\$500/year. Under grounds maintenance, he said, \$2425 was budgeted but \$4203 was spent, which was due to the south entrance flower box replacement and new LED lighting at the north entrance. He stated that additional funds were spent on pond maintenance due to the treatment of the phragmites, and he noted that \$17,000 was budgeted for snow removal, but \$12,041 was the total amount spent. He stated that overall, the total amount budgeted for 2016 was \$60,215, and the total amount spent was \$59,344.

Pete stated that the road fund's balance at the end of 2016 was \$180,912, which reflected the \$5,000 spent on the crack sealing of half of the neighborhood roads. He said the other

half of the roads would be treated for crack sealing in 2017 and would cost about the same or a little higher. He said the cracks would need to be consistently treated until a point in the future when it would be more beneficial to take the money that would be spent on crack sealing and add it to the road fund, as the roads would need to be either capped or completely redone in approximately 10-15 years.

Terri noted that the TPSHA checking account balance (\$15,735) appeared to be in good shape.

Pete agreed, adding that the road fund checking account balance (\$122,462) and the road fund CD (\$58,451) were as well. He said the bank the association currently worked with no longer offered interest-bearing checking accounts and that he and Kathryn were looking into moving the checking accounts to a bank where interest could be earned.

Jill suggested using a local bank, such as Bank of Ann Arbor.

Pete thanked Kathryn for handling the association's bookkeeping responsibilities and helping him stay on track this past year.

Ed stated that there have been significant fluctuations in the snow removal budget in previous years. With \$12,000 being budgeted for snow removal in the new budget, he wondered where funds would come from if there were a heavy snow season resulting in higher snow removal costs. He thought one option would be to use the TPSHA checking account.

Sheldon stated that Kathryn prepared an analysis of snow removal costs for previous years, which has been helpful. He said if the budget for snow removal remained fixed, on average it would smooth out. He believed there would be seasons with heavier snow and thought it was a good idea to continue leaving the excess funds in the checking account.

Jill asked if excess snow removal funds had been placed in the road fund in the past.

Pete replied that this may have been done in previous years.

Kathryn believed it was important that the new Board understand that the excess funds in the checking account needed to be saved for a heavy snowfall season.

Sheldon stated that with regard to the road fund, dues have not been increased in years and, as a result, deposits into the road fund have not increased, yet the association will be starting to spend more on road maintenance as the roads age. One issue that may need to be investigated in the future, he said, was a special assessment to help pay for a road reconstruction project.

Wes asked about cutting back on the lawn maintenance budget, wondering whether there was less mowing around the east pond. He also confirmed that the grass along the drainage easement from Robal Court to the east pond was not being mowed.

Sheldon stated that the mowing season this past year was quite long; it began earlier and lasted longer. He also stated that the easement was not mowed.

d. Maintenance Report

John reported on neighborhood maintenance this past year. He said Lee's Outdoor Services continued with lawn maintenance and DK Services has been doing a good job in its second year of snow removal. Following the large snowfall in December, DK Services was interested in feedback and John suggested that they drive throughout the neighborhood each time a plow was completed to make sure they did not miss anything. He was pleased with the work they have been doing, he said, stating that they have been very responsive. He stated that Blue Water Aquatics was still providing regular pond maintenance and that they have been contracted for the phragmites removal, which would be a two-year process. He said the phragmites removal would occur on both ponds and would include the grasses around residents' yards.

Wes expressed concern about how difficult it is to access the east pond because of the growth around it and wondered if areas could be cleared so people could fish. He said it used to be a great place for families to fish, but not any longer because of the overgrowth.

John stated that the phragmites would be removed around the east pond, but the contract did not include the woody growth.

Terri recalled that a couple of years ago during a neighborhood clean-up, homeowners spent a considerable amount of time clearing the woody growth from the west side of the east pond.

Wes wondered if he could get permission from the Board to clear a 15-yard area for fishing.

John reiterated the status update on the road crack sealing, as discussed earlier.

Jill asked if there were an estimate on how much it would cost to reconstruct the roads when needed, wondering if there would be enough money in the road fund to cover the cost.

Kris estimated the cost to be around \$320,000 about ten years from now, depending on asphalt prices. At that time, he said, the road fund should contain approximately \$280,000, leaving a deficit of about \$50,000. If a special assessment were implemented to pay for the remainder of the cost, he said, it would come to about \$1,000 per lot, which was a relatively small price to pay for two miles of brand new roads.

With regard to the west property line at the north entrance, John stated that the Board has a bid from Lodi Farms Nursery to clear the area, remove two trees (one dead and one diseased), prepare the area for planting, and plant viburnum bushes and small evergreen shrubbery. He said the area with the plantings would be mulched and the area closer to the road would be seeded with grass, which would result in an attractive border and proper sight distance.

John then reported that the spring clean-up last year was very successful, with considerable attendance and donations. He also thanked Ed Grant for all of the work he did on the fencing along Textile Road.

Kathryn noted that there was a crabapple or other type of fruit tree on the east side of the north entrance that looked like it might need to be removed.

John said these trees were inspected and, while one of them was removed, the one Kathryn spoke of was thought to survive.

Ed asked if the snow removal company automatically applied salt on the roads or if this was done by request only. Wes asked if the company charged for salt by the application or by the amount used.

John replied that salt application was done by request only and that the contractor charged by the amount applied.

## **V. 2017 Plans/Budget**

Pete explained the 2017 budget, noting that the proposed operating expenses were equal to the proposed operating revenue. With regard to expenses, he said, the electric bill has been reduced because of the LED lighting, the grounds maintenance budget is higher because of the work that was going to be done at the north entrance, and the pond maintenance budget was higher because of the work needed to remove the phragmites.

Kris noted that there was a brief discussion at last year's annual meeting about the need to create a proactive plan to manage the surplus that tends to grow in the checking account. Perhaps one idea was to keep a specific percentage in the checking account and transfer a specific percentage to the road fund, which he raised for future Board consideration.

Moved by Eileen, seconded by Janice, to approve the 2017 budget. Motion carried unanimously.

## **VI. 2017 TPSHA Board Nominations and Approval**

Sheldon reported that there were two openings on the Board, as his and Laurie's terms were completed at the end of 2016. He opened the floor for Board volunteers and/or nominations.

Terri Hutter volunteered to serve a term.

Following no further volunteers/nominations, Laurie said she would serve another year.

Moved by Janice, seconded by Jill, to appoint Terri Hutter as new Board member and Laurie Foondle as returning Board member. Motion carried unanimously.

## **VII. Open Floor**

Ed thought it would be convenient if one email address for people to use to contact the Board, which would be received by all Board members, were added to the TPSHA website. He also suggested that for future annual meetings, it would be helpful to send the budget information to residents in advance of the meeting. Finally, he wondered if the Board would consider hanging wreaths on the pillars at each entrance during the holiday season.

Sheldon stated that the new Board could consider these suggestions.

Wes recalled a five-year warranty for the caps that had been placed on the entrance pillars and wondered if they have been inspected. He suggested they be inspected annually.

Sheldon replied that they were inspected this past spring and were found to be in good condition.

John Renko reported that there was an informational meeting on January 26 at Ann Arbor City Hall regarding proposed expansion of the Ann Arbor Airport, which he planned to attend.

Wes wondered if the light towers behind the radio station property on Brassow Road should be blinking if there were going to be increased traffic at the airport.

Kris said he could check into this, but thought perhaps it was not a requirement because of GPS capabilities.

Moved by Jill, seconded by Eileen, to adjourn the meeting at 7:35 p.m. Motion carried unanimously.