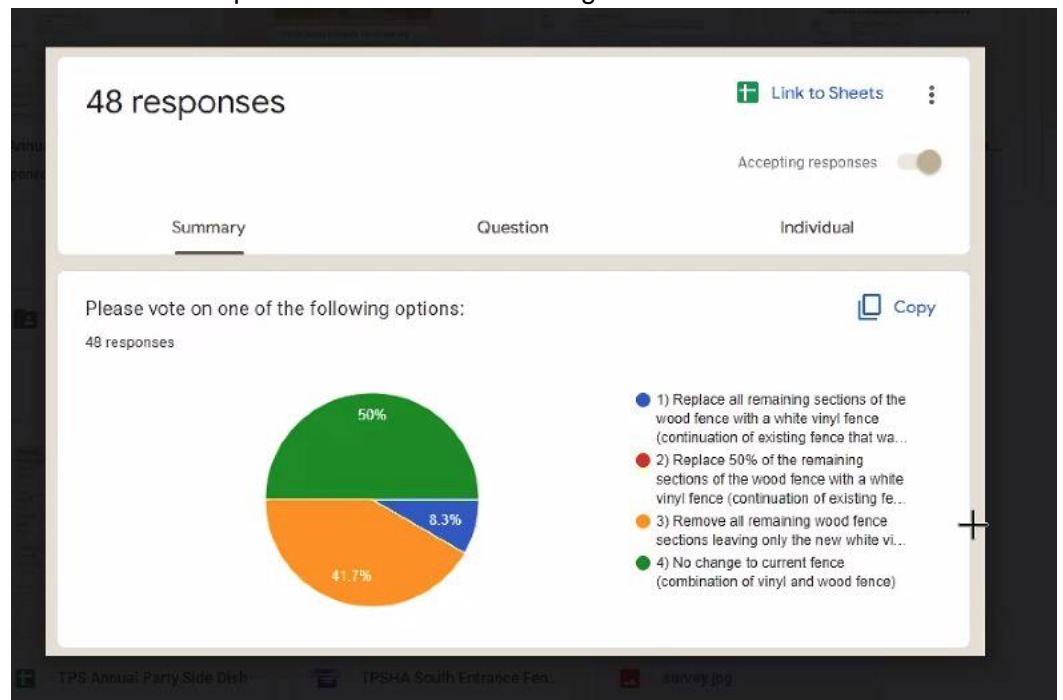


Travis Pointe South Homeowners Association 2023 Annual Meeting

Date: Tuesday, January 24, 2023
Time: 7:00 PM
Location: <https://umich.zoom.us/j/9743694975>
Meeting ID: 974 369 4975

Board Members:	President	Eric Woods
	Vice President	Wes Ichesco
	Treasurer	Jim Sisung
	Secretary	Jen Klein
	Grounds	Royer Held
Support Team:	Information Officer	Laurie Foondle
	Bookkeeper	Terri Hutter

1. Call to Order
 - a. Meeting was called to order at 7:03 pm by Eric Woods
2. Introductions
 - a. Went around the call to have introduction
3. Approve 2023 Annual Meeting Agenda
 - a. Motion to approve 2023 Annual Meeting Agenda by Eric Woods, 2nd by Jim Sisung, all in favor
4. Review/Approve 2022 Annual Meeting Minutes
 - a. Motion to approve 2022 Annual Meeting Minutes by Eric Woods, 2nd by Laurie Foondle
5. President's Report- Eric Woods
 - a. Had a great Board, worked well together
 - b. Fence Survey Results Shared (see results & responses from the survey below)
 - i. Will continue to repair the current fence moving forward



- c. Neighborhood Party
 - i. Change to Saturday was well received
 - ii. Thanks to Jim and Summer for letting us use their yard
6. Grounds Report- Royer Held
- a. Huge thank you to Wes for his help to get Grounds projects complete
 - b. Ponds
 - c. Mailbox Area
 - i. Fixed the mailbox that was not working correctly
 - ii. Mailbox #7 has been retired- no longer in use
 - d. Landscaping
 - i. Black Eyed Susans at the South Entrances- Contributed by the Grants
 - ii. Great group of neighbors cleaning up the North Entrance under the Pines
 - e. Pillars (preventative maintenance performed)
 - i. Contract for the tuck pointing on the pillars at the entrances
 - f. Snow Plowing/Salt
 - g. Roads (crack sealing)
 - h. Patel Property Lines
 - i. Has been resolved- part of their lot included the Mailbox area, deeds recorded to transfer the portion of the property that they felt were more common area
 - ii. Common deed to re-survey their lot
 - i. Stop Sign at the North End that was down was fixed
7. Treasurer's Report- Jim Sisung & Terri Hutter
- a. Review 2022 Budget
 - i. Under budget for 2022
 - ii. Slides and what was shared are attached
 - b. Approve 2023 Budget
 - i. Slides and what was shared are attached
 - ii. Motion to approve the 2023 Budget by Jim, 2nd by Eric, all in favor
 - c. Huge thank you to Terri and all that she does
8. 2023 TPSHA Board Nominations and Approval (3 required)
- a. Jon Roe
 - b. Doug Vredevelde
 - c. Connie McCCasey
 - d. Elizabeth Linkous to take over the second year of Jen Klein's term
9. Open Floor
- a. Eric Woods took time to thank everyone, said it was a rewarding experience, and thanked Jim for hanging up the wreaths
 - b. Wes- mail delivery- delivering packages too large for the mailbox, can only deliver one mile from the mailbox, will have to pick up at the post office
 - c. Jill- question about black tar that is all over from the snow removal. What was the issue will the crack ceiling coming off
 - i. Royer – crack ceiling was laid thick so could be extra and the type of snowplow
 - ii. Elizabeth- can DK Services come to clean up- wait until snow is done
 - iii. Jill- also look to have DK Services to do edging- Wes says \$75 for services so will need to investigate
 - d. Needs for next road repair- Kris Foondle 5-7 more years will be more work- shedding water and minimal cracking so road is in good shape

- e. Royer thank you to Kris Foondle to find a crack sealing company
- f. Kyle- DTE flags in the yards- Royer they are updating transformers and electric lines
- g. Summer- asking about having a Neighborhood Garage Sale- used to have them – look to coordinate a neighborhood one in the future- people seemed open to it
- h. Yard Waste- do we have yard waste in the winter- Royer has been communicating with Republic Services- working through, we are invoiced for it
 - i. We believe that dates are April through November
- i. Beer cans throughout the neighborhood- who is responsible for this, it is a mystery
- j. Annual Meeting- host via Zoom or in-person, will be discussed as we get closer to next meeting

10. Adjournment

- a. Meeting Adjourned at 7:49 pm

List of Attendees- see attached

JK Jennifer Klein (Host, me)

S- Summer - Marketing (Co-host, Guest)

E& Eric & Erin Woods (Co-host, Guest)

CE Connie Evelyn MCCASEY (Guest)

Ji Jill's iPad Air (2) (Guest)


MS Meredy Shima iphone (Guest)


d douglasvredeveld (Guest)

RH Royer Held (Guest)

w wesichesco (Guest)

A Annette (Guest)

 Elizabeth Linkous (Guest)

 Jon Roe (Guest)

k kaylaryan (Guest)

KL Kyle Lynn Grazier

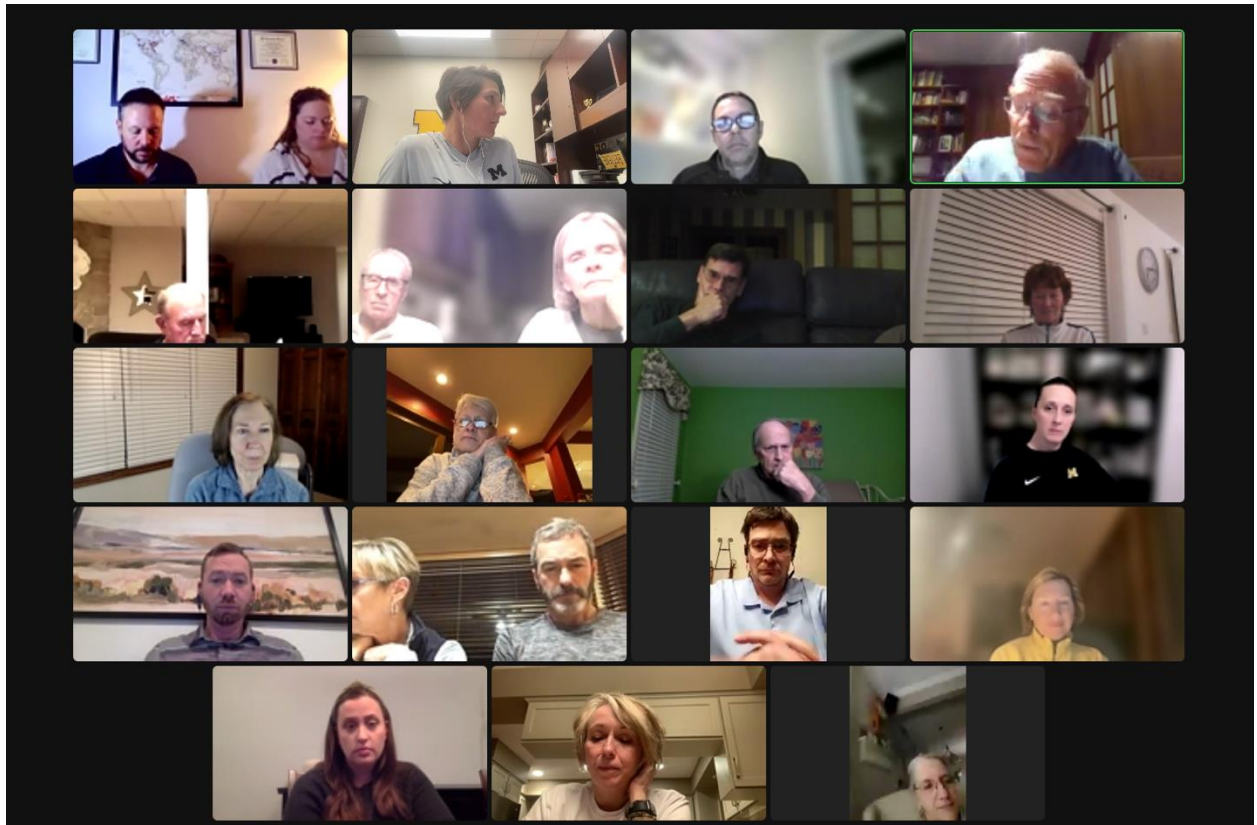
LF Laurie Foondle (Guest)

m marilyn (Guest)

M MaryAnnHayes (Guest)

M Mike (Guest)

TH Terri Hutter (Guest)



NET WORTH

Cash and Banking Accounts		
General Fund	Huntington Checking	\$26,750.04
Road Fund	Huntington Money Market	\$109,641.76
Roach Fund	True Community Savings	\$10.05
Road Fund	CD-True Community 2.52% Mature Dec 25	\$157,746.86
Total Cash and Bank Accounts		\$294,148.71

BUDGET - STANDARD

- These are charges that are consistent per year

Charge	2022	2023
Articles of Incorporation	\$20.00	\$20.00
Bookkeeping	\$520.00	\$520.00
Information Officer	\$520.00	\$520.00
Officer Rebate of Dues	\$1300.00	\$1300.00
Road Fund Expense	\$12,200.00	\$12,200.00

BUDGET – PAID SOON

- These are items that we already know the price and have or will pay soon

Expenses	2022	2023
Electric	\$460.00	\$500.00
Legal Fees	\$1720.00	\$100.00
Taxes – Property	\$48.05	\$55.00

BUDGET - OFFICE

Expenses	2022	2023
Insurance	\$1152.00	\$1300.00
Miscellaneous	\$753.60	\$750.00
Office Supplies	\$19.24	\$350.00
Postage	\$58.00	\$60.00
Taxes - Federal	\$330.00	\$900.00

BUDGET - MAINTENANCE

Expenses	2022	2023
Special Projects	\$12,517.32	\$9,644.68
Lawn Maintenance	\$12,100.00	\$12,500.00
Pond Maintenance	\$2,922.00	\$3,000.00
Snow Removal	\$9,142.50	\$12,000.00
Trash Removal	\$13,590.30	\$14,000.00
Grounds Maintenance	\$3,538.10	\$3,365.00

NOTES ABOUT 2022

RECAP	Amounts
2022 Total Expenses	\$72,911.11
2022 Special Projects	\$12,517.32
Total Expenses without Special Projects	\$60,393.79
TPSHA Quarterly Dues for 2022	\$63,440.00
Total Under Budget	\$+3,046.21