

MINUTES

Travis Pointe South Homeowners Association Board Meeting

Date: Thursday, November 21, 2024

Time: 6:00 pm

Location: Doug Vredeveld's House

Board Members:	President	Jonathan Roe
	Vice President	Kyle Grazier
	Treasurer	Doug Vredeveld
	Secretary	Laurie Foondle (absent)
	Grounds	Wes Ichesco
	Bookkeeper	Terri Hutter

1. Call to Order at 6:05 pm.
2. Approve November 2024 Meeting Agenda. Approved.
3. Approve October 2024 Minutes. None, to be approved at December meeting.
4. President's Report (Jon)
 - a. Nominees for 2025 Board:
 1. We need 2 new Board members for next calendar year since Jon and Doug will rotate off the Board. Wes spoke with Mike Garris who is interested. We still need one more; consider new residents.
 2. Board Task Schedule - No discussion.
5. Treasurer's Report (Doug)
 - a. Budget Update:
 1. Lawn Service. Lee invoiced and check signed tonight for Lee.
 2. Currently Lee is under budget by \$25.00. Next year we will be over budget (to be discussed at December meeting).
 3. Ridenour - Budget in the red for this year; most expensive services were delivered this year and won't need repeating next year.
 4. Priority Waste increased the price last month by \$2/homeowner/month and increased the same amount this month. Terri sent emails and invoices to the Board regarding this increase.
6. Grounds Report (Wes)

- a. Projection for 5-year Fence Repair
 1. Wes proposed a 5-year plan in which \$500/year in materials needed to replace and remove posts; work distributed over the years
- b. Review Snow Contract
 1. Boswell - Bill in advance of plowing. Budgeted for plowing 5 times a season for 3" snow or more.
 2. Alternative bids were higher.
 3. \$2,782.50 paid in four installments, totaling \$11,130 (for five plows).
 4. Discuss increasing budget to anticipate 6 plows.
- c. 2025 Weeding/Grounds Maintenance Contract
 1. See above: Ridenour - budget in the red for this year; most expensive services were delivered this year and won't need repeating next year.
7. Future Business
 1. Request Terri's involvement at December meeting (Laurie?)
 2. Maybe send a notice about an increase in budget next year; determine whether to keep the budget cushion.
8. Open Floor
 1. No business.
9. Schedule December 2024 Meeting: December 18, 2024 6:00 pm at Laurie's house
10. Adjournment at 6:45 pm