

**TPSHA Board Meeting
Minutes
September 10, 2024
6:30 pm – Laurie’s House**

Members Present: Laurie Foondle, Kyle Grazier, Wes Ichesco, Jon Roe, Doug Vredevelde

Members Absent: None

1. Call to Order

The meeting was called to order at 6:34 pm.

2. Approve September 2024 Meeting Agenda

Moved by Laurie, supported by Wes, to approve the agenda. Motion carried unanimously.

3. Approve July 2024 Minutes

Moved by Wes, supported by Doug, to approve the July 2024 meeting minutes. Motion carried unanimously.

4. President’s Report

a. Board Task Schedule

Jon noted that updating the snow removal contract was listed on the task schedule and that this would be addressed under the Grounds Report.

b. 5862 Bellwether Construction Approval

The Schabels submitted a proposal to replace their front sidewalk and front door stoop and to add a new porch along the front of the house. Following review of the plans, the Board unanimously approved the proposal.

c. Nancy Rubin Flower Questions at Entrance

The Board received an inquiry about why there were flowers planted at the north entrance, but not the south entrance, expressing concern about the appearance. She wondered if this type of enhancement could be done by an outside contractor, adding that she was available to assist with the selection and placement of flowers.

Board members discussed this issue, noting that flowers are planted at the south entrance; however, the types of flowers were different from those at the north entrance, so they were not always in bloom at the same time. Also noted was the amount of available funds in the budget being much less than some of the other neighborhoods in the area. Jon said he would send a response to Nancy Rubin.

5. Treasurer's Report

a. Budget Update

Doug noted that the Grounds Maintenance line item was over budget. Excess funds in the Snow Removal line item were used for grounds maintenance this year, as previously agreed.

b. Check Reviews/Approvals

Check #1381 - \$2525.00 Lee's Outdoor Services (July)

Check #1382 - \$20.00 State of Michigan (Articles of Incorporation)

Check #1383 - \$1415.00 Ridenour Landscaping (maintenance, both entrances)

Check #1384 - \$1925.00 Lee's Outdoor Services (August)

Moved by Laurie, supported by Wes, to approve the checks. Motion carried unanimously.

6. Grounds Report

a. Snow Removal Proposal

Wes stated that the 2024-2025 snow removal contract submitted by Boswell Lawn Service was \$11,130 for five plows, with a charge of \$2,226 for each additional plow. He noted that none of the companies he investigated did per plow contracts; they were a set amount for the whole season. He also noted that Boswell's contract had a minimum threshold of two inches for plowing, although Travis Pointe South's threshold has been three inches.

The Board agreed with the Boswell contract, but with a three-inch (not two-inch) threshold for plowing.

Wes noted that the forecast for the upcoming winter was for more snow than in the past, so there may be a need to increase the snow removal budget. The Board agreed to consider this when preparing the 2025 budget.

b. Ridenour Landscaping Update

Wes said Ridenour's grounds maintenance costs should be less in 2025, as this year involved start-up costs that would not be needed next year.

With the remaining amount of funds in the budget for this year, the Board agreed to have Ridenour perform weeding and fall cleanup, equaling about five hours of labor.

c. Fence Update

Wes said it ended up being too hot this summer to work on repairing broken fence boards and that he intended to have a couple of residents help him replace 10-20 boards this fall. He had the screws for the boards but would need to buy the nails.

7. Future Business

Wes raised the topic of recruiting new Board members for 2025 (two new members would be needed). The Board agreed to discuss sending an email to the whole neighborhood at its October meeting and, in the meantime, current Board members could speak to residents about this individually.

8. Open Floor

Wes believed that with regard to trees that existed on adjacent properties and that were hanging over onto Travis Pointe South property, if the owners were notified about the overhanging tree branches, and if any part of the tree were to fall onto Travis Pointe South property, the tree owner would then be responsible for any cleanup. He would look into the rule on this.

Jon noted the proposed airport expansion signs he has been seeing and wondered if the expansion project would affect Travis Pointe South.

Wes stated that a former resident of the neighborhood, who was an airline pilot, said the expansion would allow a slightly larger, private jet, but not increase traffic or noise.

9. Schedule October 2024 Meeting

Tuesday, October 15, 2024 at 7:00 pm at Kyle's house.

1. Adjournment

The meeting was adjourned at 7:30 pm.