

Travis Pointe South Homeowners Association Board Meeting

Date: Tuesday, October 17, 2023
Time: 6:30pm
Location: Wes Ichesco's home: 3026 Burr Stone Ct.

Board Members:	President	Jon Roe
	Vice President	Connie McCCasey
	Treasurer	Doug Vredeveld
	Secretary	Elizabeth Linkous
	Grounds	Wes Ichesco

1. Call to Order

- a. Meeting was called to order at 6:35pm

2. Approve October 2023 Agenda

- a. All in favor of October 2023 meeting agenda

3. Approve September 2023 Minutes

- a. September 2023 Minutes approved by all board members

4. President's Report (Jon Roe)

- a. Dues Increase
 - i. Per CCRs Article IV.3.b the Board can impose up to a 7% increase in dues per property.
 1. *The annual assessment for the fiscal year following the Commencement Year, and for each fiscal year thereafter, shall not be increased from the annual assessment for the preceding fiscal year by more than Seven Percent (796).*
 - ii. All board members approve dues increase effective January 1, 2024. Each TPS homeowner's quarterly dues will be \$278.
 1. The additional \$4,392 generated from the increase in dues will be added to our snow removal budget. This will allow us to properly plow the neighborhood and keep our roads safe.
 2. Laurie will send out notice to TPS Homeowners on November 1, 2023.

5. Treasurer's Report (Doug Vredeveld)

- a. All line items are trending as expected
- b. Approval of Checks
 - i. CK# 1333: Blue Water Aquatics (Pond Maintenance, \$1490)
 - ii. CK# 1334: Elizabeth Linkous (Party tent reimbursement, \$456.30)
 - iii. CK# 1335: Lee's Outdoor Services (Lawn mowing, \$1600)
 - iv. CK# 1336: Laurie Foondle (Information Officer Qtr Payment, \$130)
 - v. CK# 1337: Terri Hutter (Bookkeeper Qtr Payment, \$130)
 - vi. All board members approve checks

6. Grounds Report (Wes Ichesco)

- a. Snow Removal
 - i. Wes Ichesco presented 9 quotes from various snow removal vendors
 - ii. Choice came down to Superior Landscaping, Boswell Landscaping, and CPM. All other vendors were out of range for budget, or did not offer per plow pricing.

- iii. All board members approve Boswell due to competitive pricing and good reviews.
 - 1. \$2454 per plow with salt, \$2204 per plow without salt
 - a. Old pricing with DK Services: \$1645 per plow with salt, \$1470 without salt
 - 2. Driveways and roads
 - 3. 3 inch plow trigger
- b. Fence on Textile: Wes will replace 10 boards. Lee's Outdoor Services will dispose of old fence rails.
- c. Miscellaneous Common Grounds Projects
 - i. Arborvitae at south entrance: needs to be tied back; will monitor tree's progress during 2024 and see if it needs to be cut down
 - ii. Fall Clean Up: Wes will trim burning bushes and spray Roundup
- d. Trash Service
 - i. Republic Services was sold to Priority Waste Management
 - 1. Connie and Terri are working together to make sure the contract we just signed with Republic is honored
 - 2. More details to come
- e. Roads
 - i. Still waiting to arrange a meeting with Kris Foondle for road replacement projections.

7. Community Events

- a. Linkous & Klein Trick-or-Treat Party
 - i. Tuesday, October 31st, 6-8pm
 - ii. Sweet treats, hot apple cider, and firepit
 - iii. Email sent to neighborhood on October 23/24 with invite

8. Open Floor

- a. Architecture Review
 - i. April and Patrick Savage, 5840 Bellwether Dr.
 - ii. Proposal to build new front porch (stone and wood posts) to match architectural style of home
 - 1. Blueprints were sent via email for approval on October 19, 2023
 - 2. Elizabeth Linkous, Jone Roe, and Wes Ichesco approved proposal via email on October 19, 2023

9. November 2023 meeting

- a. Tuesday, November 17th, 6:30pm, Elizabeth's house

10. Adjournment

- a. Meeting adjourned 7:46pm