

Travis Pointe South Homeowners Association Board Meeting

Date: Thursday November 17, 2022
Time: 7:00 PM
Location: Jen's' House

Board Members: President Eric Woods
Vice President Wes Ichesco
Treasurer Jim Sisung
Secretary Jen Klein
Grounds Royer Held

Members Present: Eric Woods, Wes Ichesco, Jim Sisung, Jen Klein, Royer Held

1. Call to Order
 - a. Meeting was called to order at 7:02 pm
2. Approve Agenda
 - a. Motion to approve Nov. HOA Meeting Agenda by Eric, Royer, Wes
3. Approve Oct 2022 Minutes
 - a. Motion to approve Oct. 2022 HOA Meeting Minutes by Eric, Royer, Wes
4. President's Report
 - a. Brassow Road homeowner wants to remove trees in the TPS common area (Jim Sisung)
 - i. Back side of his barn, east side of North Entrance, the trees that are hitting his barn, looking to take out the trees
 - ii. He is covering the cost, would want to have the company license and insured since cutting on our property
 - iii. Board is approving him to remove the trees, clean up, cover the cost, and will let us know the company doing the work -- motion by Jim, 2nd by Eric, all in favor
 - b. Replacement board members for 2023
 - i. Will need a total of 3 members, already have one by Doug V, and looking for two more
 - ii. All HOA members working on filling the last two spots
 - c. Annual Meeting -- should it be host on Zoom or back in person -- will discuss at December meeting
5. Treasurer's Report
 - a. Budget Updates
 - i. All accounts tracking as expected
 - ii. True Community- \$157,549.60 (road fund)
 1. CD Rates- Running a Special, so looking to put an amount of Road Fund into a CD, will need to leave at least \$500 in the savings account
 2. We should do something with some of the money at the end of the year - there is no dates list that needs to be invested to get the rates- agree should invest – just need to decide amount and length of time

3. 36 months at 2.55
 4. Official motion will be done over email, but looking to put max with no fee on savings account for 36 months at 2.55
 5. Will look at the Huntington Account for CDs
 - iii. 1 home 3rd Quarter Dues Outstanding - will be sending another letter - 90 day late - two letters and emails have been sent
 - iv. 2 houses 4th Quarter Dues Outstanding - will notify them via email
 - v. Grounds Special Project - have money (\$9,644.00) and need to come up with a plan for that money
 - vi. Legal Fees for the Patels - still have money (\$280.00) there but still need to button up
 - vii. Pond Maintenance has been sorted out (\$278.00 left) what will the budget be for next year
 - viii. Snow Removal - (\$3,232.50) looking at the contract/estimate, which is through 2024, increase in fees per push per driveway and cost of diesel gas, need to understand the increase to help with budgeting for next year
 1. Need to differentiate between 3" or 6" & over on drive push, because the cost is different rates
 2. Need more clarity on details of fees and quotes of prices
 - ix. Over Budget on Lawn Maintenance - increase of gas
 - b. Approval of Bills/Checks
 - i. Check #1288: D.K. Outdoor Services- Ground Maintenance \$290.00
 - ii. Check #1289: Lee's Outdoor Services- Lawn Maintenance \$1,900.00
 - iii. Motion to approve by Jim, Eric 2nd, all in favor
6. Grounds Report
- a. Patel boundary lines updates
 - i. Waiting on approval from the county, the township has approved
 - ii. Will need to do a quit claim deed - to split the two lots
 - iii. We believe that the county is working on the taxes for the two lots
 - iv. Should pay to have the survey recorded - \$30.00
 - b. Snow Removal contract review
 - i. See notes above in Treasurer's Report
 - c. French drain required at Mailbox area
 - i. Work in progress - TBD
 - d. Final review of 2022 Pond treatment services
 - i. Treatments are complete for 2022
 - ii. Will need to discuss for 2023 - will need to have in the budget
7. Future Business
- a. A rough draft of future budget
8. Updates, Announcements, & Open Floor
- a. Christmas wreaths for the entrances? Will need to have someone donate
 - b. Thoughts for new board - saw for the neighborhood to help with some grounds projects - have some money in special projects?
9. Schedule Dec 2022 meeting
- a. Thursday, Dec. 15th, 2022, at 7:00 pm location TBD or Eric's House
10. Adjournment
- a. Meeting Adjourned at 8:15