

Travis Pointe South Homeowners Association Board Meeting

Date: Tuesday, December 19, 2023
Time: 6:30pm
Location: Jon Roe's home: 3180 Shadbery

Board Members:	President	Jon Roe
	Vice President	Connie McCCasey
	Treasurer	Doug Vredeveld
	Secretary	Elizabeth Linkous
	Grounds	Wes Ichesco
Meeting Guests	Terri Hutter	Bookkeeper
	Kris Foondle	TPS Resident, MDOT Employee

1. Call to Order

- a. Meeting was called to order at 6:32pm

2. Approve December 2023 Agenda

- a. All in favor of December 2023 meeting agenda

3. Approve November 2023 Minutes

- a. November 2023 Minutes approved by all board members

4. Road Report

- a. Kris Foondle: TPS resident; former asphalt assessor for Ann Arbor; current MDOT Rail Safety Manager, assessing crossing surfaces)
 - i. 72-75% quality, should last 20+ years
 - ii. Roads purpose is to carry a load and shed water- our roads are doing its job
 - iii. The sun is the #1 culprit of wear and tear on a road
 - iv. Options for replacement in the future:
 1. Chip seal: viable option in the future
 2. Mill and fill: removed 2 inches and replace 2 inches
 3. Crush and Shape: grind and replace
 - v. Projected cost range with different options \$180,000-\$600,00
 - vi. Potholes filled at the south entrance
 - vii. Crack seal may not be a financially smart decision moving forward
 - viii. Projections for road fund seem to be on pace

5. 2024 Budget Preparation (Terri Hutter, Wes Ichesco, Doug Vredeveld)

- a. Wes discussed 2024 projected expenses as it relates to the budget.
 - i. All board members vote to approve signing a 3-year contract with Blue Water Aquatics. This takes advantage of reduced fee.
 - ii. All board members vote to continue using current vendors for their services.
 - iii. The only new vendors for 2024 are Ridenour and Boswell. The board will continue to monitor the budget in 2024 to determine the number of plows available and the number of hours we can afford for landscaping.
- b. Terri told TPS Board that all vendor checks need to be sent to 5911 Bellwether
- c. The Board decided to forgo renting a tent for the neighborhood party in 2024 and funnel those funds into the landscaping budget line item.

6. Approval of Checks (doug Vredeveld)

- i. CK# 1343: Lee's Outdoor Services (Lawn maintenance; \$1,100)
- ii. All board members approve checks

7. Open Floor

- a. New Board member

i. Laurie Foondle has agreed to serve on the board after Elizabeth rolls off

8. February 2024 meeting

a. TBA when new board is officially announced

9. Adjournment

a. Meeting adjourned, 8:03pm