

**TPSHA Board Meeting  
Minutes  
July 25, 2017  
6:30 pm – Shima’s House**

Members Present: Laurie Foondle, Terri Hutter, John Mason, Pete Shima

Members Absent: Marilyn Sheets

**A. Approve Agenda**

Moved by Terri, seconded by Pete, to approve the agenda. Motion carried unanimously.

**B. Approve June 2017 Meeting Minutes**

Moved by John, seconded by Terri, to approve the minutes with the following changes:

Item C., change “Miscellaneous” to “Grounds Maintenance”

Item H., change “two” to “three”, and add “(Agreement expires, April 2021)”

Motion carried unanimously.

**C. Approve Bills/Sign Checks**

Auto payment, \$826.94 – Republic Services (Trash Removal)

Check 1011, \$245.00 – Kathryn Welch (Bookkeeping) 3<sup>rd</sup> Qtr.

Check 1012, \$19.60 – Kathryn Welch (Postage)

Check 1013 \$36.56 – Kathryn Welch (Office Supplies) Ink Jet Cartridge

Check 1014 \$1,400.00 – Lee’s Outdoor Services (Lawn Maintenance) June Mowing

Check 1015 \$1,770.00 – Blue Water Aquatics (Pond Maintenance) Algae Treatment

Check 1016 \$156.00 – Auto-Owners Insurance (Insurance)

Check 1017 \$50.29 – Lodi Township (Taxes-Property) summer 2017

Check 1018 \$581.46 – Lodi Township (Taxes-Property) summer 2017

Check 1019 \$3,050.00 – Travis Pointe South Homeowners Assoc. (Road Fund Expense)

Moved by Pete, seconded by John, to approve the bills. Motion carried unanimously.

**D. Review 2017 Budget, Financial Statements**

The budget and financial statements were reviewed. Budgeted items are tracking as expected. No invoice has been received from Blue Water Aquatics for the treatment of the phragmites last winter. The funds have been transferred from the Huntington Bank Road Fund to the BofI Business Interest Checking Account.

**E. Old Business**

a. Delinquent Homeowners – Status

- There are no delinquent homeowners at this time.
- b. Bofl Federal Bank Status
- \$118,000 has been deposited from the Huntington Bank Road Fund account.
- c. Repair of Street Sign Flanges – Update
- Terri was not able to follow-up on this. At this point we need three replacement flanges. If we can find them or a suitable replacement we'll order some extras.
- d. Trespassing Issue at Ponds – Terri received the following email from Washtenaw Sheriff Deputy Ed Kovach.

From: Edward Kovach [<mailto:kovache@ewashtenaw.org>]  
Sent: Monday, July 3, 2017 9:38 AM  
To: Terri Hutter <[t\\_hutter@comcast.net](mailto:t_hutter@comcast.net)>  
Subject: Re: Trespassers on Travis Pointe South Property

Good morning,

Sorry for the delay, I was on vacation last week and I'm just going through my emails this morning.

You can certainly approach these individuals yourself and ask them to leave the property when you see them out there if you feel comfortable enough doing so. If not, the best course of action would be to call either 911, or the non-emergency line 734-994-2911 any time you see individuals at the pond. Dispatch will then send out the first available unit to make contact with the subjects, and have them leave the property. Usually once people have contact with the police and advised they are trespassing they adhere to the signs and stay off the property.

I will also keep an eye on the ponds during my normal patrols in the township, and if I see anyone out there fishing I will stop and make sure they are residents.

Ed Kovach

- e. CCR Compliance
- The Board agreed to move forward with proposing changes to the CCR's. The items to propose changes to are related to dish antenna placement, waste container placement and screening, swimming pools, and the addition of a "late payment" fee.
  - Laurie and Terri will collaborate on this effort and bring their suggested changes back to the Board.

## F. New Business

- a. TPSHA Correspondence – Homeowner-related Issues

- Hans Patel inquired if he needed the Board to review a roof he would like to build over his patio. Our response is yes, this structure needs to be reviewed by the Board for approval.

## **G. Grounds Maintenance**

### a. North Entrance Landscaping Project – Update

- John will be meeting with Lodi Farm on Thursday, 7/27/2017 to make final adjustments to the area.

### b. North and South Entrance Pillar Caps – Inspection Update

- Pete inspected the caps at the North and South entrances. The caps at the South entrance are all in good shape, no cracks were visible. Two of the caps at the North entrance have small cracks in the sides. The cap located to the east is in good shape, no cracks were visible. The caps on the pillar next to the mailboxes and the cap located on the island have very small cracks on two of the four sides. The caps were installed in 2013 by Kish Masonry and carry a 5 year warranty. John M. will contact Kish Masonry to see if the cracks are covered in the warranty.

### c. Crack Sealing of Roads – Update

- John received the following two bids for crack sealing:

A1 Asphalt Maintenance                      \$5,500

Slusarki Sealcoating and Striping        \$9,000

The Board awarded the bid to A1 Asphalt Maintenance.

The crack sealing will be done on the roads that did not have crack sealing last year.

### d. Phragmites Clean-up

- Blue Water Aquatics came out and dragged the dead phragmites that they cut in the winter out of the pond as best they could. They will be back in two weeks to collect the dried out phragmites and burn them on the peninsula. They will spray the phragmites again in the fall. Dave Przeslawski has been spraying the phragmites in the common areas on the west pond which is very helpful and appreciated.

## **H. Open Floor**

### a. Weed Control along Textile

- Terri asked if we were contracting for weed control along Textile road. John said that this has not been done this year but Lee's could recommend someone to do this.

b. TPSHA.org Website

- Laurie brought to the attention of the Board that our website has not been updated due to software support changes that our web hosting company has made. Kris Foondle has served as our Web Master. Due to the web hosting company no longer supporting the software we used to create the website and the need to learn new software and create a new website, Kris is ready to hand this responsibility off to another homeowner.

c. Letter to Homeowners

- Laurie distributed a draft letter to Homeowners for the purpose of updating them related to the CCR changes and to draw their attention to the need to comply with the CCR's. The Board approved the draft and Laurie will send it to the homeowners.

**I. Upcoming Meeting Dates**

Sept 13 – Hutter's      Oct 11 – Mason's      Nov 14 – Sheets'      Dec 13 - Foondle's

**J. Adjournment**

The meeting was adjourned at 7:50 p.m.