

**TPSHA Board Meeting  
Minutes  
October 4, 2018  
6:30 pm – Brian Corcoran’s House**

Members Present: Brian Corcoran, Laurie Foondle, Terri Hutter

Members Absent: Jim Sisung who submitted written comments on the agenda

A. Approve Agenda

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

B. Approve September 2018 Meeting Minutes

Moved by Laurie, supported by Brian, to approve the September 2018 meeting minutes. Motion carried unanimously.

C. Approve Bills/Sign Checks

Electronic Transfer, \$3,050.00 –4<sup>th</sup> quarter Road Fund deposit  
Auto Payment, \$843.48 - Republic Services (Trash removal)

Authorized Payment

Check 1095, \$112.10 – Pop-A Lock of Ann Arbor (Replace parcel box 2P lock)

Check 1096, \$122.50 – Kris Foondle (Information Officer)

Check 1097, \$245.00 - Terri Hutter (3rd quarter Bookkeeper)

Check 1098, \$238.39 - Tecumseh Tent Rental (Balance due on tent for neighborhood party)

Moved by Laurie, supported by Brian, to approve the presented bills; the September lawn maintenance invoice from Lee’s when received as long as it is for the expected amount; and the \$550 invoice from Underwood Nursery when received for the south entrance crab and arb trimming. Motion carried unanimously.

D. Review 2018 Budget, Financial Statements

The financial statements were reviewed. Expenses are tracking as expected.

Bofl Federal Bank was renamed Axos Bank effective October 1, 2018.

E. Old Business

1. Delinquent Homeowners – Status

None

2. Speed Bumps

No update.

3. No Soliciting Signs

Terri has been unable to find frames that match our existing sign frames.

Terri presented two options for small signs with stakes to go in the flower boxes and four options for 6" by 12" signs to go on the posts with the speed signs.

The Board approved 6" by 12" signs from Signs by Tomorrow. The signs are white with black lettering, a reflective coating on the front, and a black vinyl back.

4. Neighborhood Social – Follow-up

The social was a huge success with at least 33 lots represented.

It was noted that for future socials

- Grills aren't necessary
- Less ice may be required depending on the weather

5. LED Lights (Sensors) – Update

We still need to find the north entrance sensors. None of us have recently noticed the lights being on at unexpected times.

6. Annual Meeting Date - Update

The annual meeting has been scheduled for Wednesday, January 23, 2019, at 6:30 PM at the Lodi Township Hall. Laurie will pick up the key and open the hall at 6:00 PM.

F. New Business

1. TPSHA Correspondence – Homeowner-related Issues

The Board received a written request asking us to remind homeowners that per the CCRs political signs are not allowed in TPS. Board members had also received verbal comments about the political signs currently on some lots.

Laurie read aloud the CCRs which state that only for sale/rent signs, house numbers, and resident names are allowed.

Since a written request had been received, it was decided that Laurie would send an email to the residents reminding them about the CCR wording regarding signs.

2. Non-landscape Vegetation Plantings in Common Areas

The Board discussed the pumpkins that had been planted along the west pond shoreline by one of the non-pond homeowners.

Brian will email the homeowner to let him know that the Board intends to maintain the south and west shoreline of the west pond and to request that he not plant pumpkins there in the future.

G. Grounds Maintenance

1. Oak Tree (East Pond) Clean-up – Update

Brian will talk to Lee about mowing or trimming around the east pond oak tree.

Brian asked Lee for suggestions for maintaining the east pond shoreline that we had cleaned up by D.K. Services earlier this year and on which the vegetation was already growing back. Lee weed whacked a portion of the area and said that in future years we could contract with him to spray/maintain that area.

2. Phragmites Removal (West Pond) – Update

Terri reported that Dave Przeslawski had sprayed the Phragmites on the west pond shoreline (common area only) based on Blue Water Aquatics comment that late August/September was the best time to spray.

Brian received a quote from Blue Water Aquatics for another round of treatment for both ponds as follows:

Phragmites spraying (early October)	\$575.00
Cutting of Phragmites (Jan – March)	\$720.00
Removal and burning of Phragmites (Jan-March)	\$350.00

This is roughly the same as the cost of the second cutting/removal in the original contract. We were never billed for the second cutting/removal in the original contract because only one of the two removals was done.

It was moved by Terri, supported by Brian, to approve the Blue Water Aquatics contract. The motion carried unanimously.

3. Pillar Caps Maintenance (Both Entrances) – Update

Brian reported that the pillars at the south entrance didn't have any cracks.

Brian filled two cracks in the center pillar at the north entrance but still needs to spray them with cement sealer.

4. Textile Road Fencing Repair/Replacement

No update.

5. Parcel Box 2P (Broken Key) – Update

Brian has a key that may be the post office key for parcel box 2P. Brian will contact Jim about parcel box 2P.

6. West Pond Peninsula Clean-Up

Laurie thanked Terri and Dave for paying for the clean-up of some of the overgrown west pond peninsula vegetation and the large cottonwood branch that had come down during a storm.

It was decided that next spring we should contract with Lee's Outdoor services to spray the shoreline vegetation on both ponds and with D.K. Services to remove the shoreline vegetation from the south and west sides of the west pond. Lee could then maintain the shorelines on a regular basis.

Brian commented that we need to consider if it is detrimental to the ponds' health if Dave, Lee, and Blue Water Aquatics all spray the vegetation on the shoreline. He will do some research on this.

Lee told Brian that there were stumps in the tall clumps of grass where the evergreen trees once were along the west common area fence line. Brian checked and confirmed that there are no longer stumps. Brian will talk to Lee about mowing/trimming the clumps of grass.

7. South Entrance Maintenance (Crabapple and Arborvitae Trees) – Update

Underwood Nursery trimmed the crabs. They also trimmed what they could from the arbs. Terri commented that they'd taken more off the crabs than she would have liked but based on experience it will grow back.

H. Open Floor

None

I. Adjournment

The meeting was adjourned at 7:51 PM.

The next meeting is Wednesday, November 7, at Jim's.