

TPSHA Board Meeting
November 16, 2020
6:00 pm – Virtual Call via Zoom

Meeting called to order at 6:02 PM

Members Present: Michael Garris (President), Andrew Lovett (Vice President), Janice Raymond (Treasurer), Mike Losey (Secretary), Elizabeth Linkous (Maintenance)

- A. Approve November 2020 Agenda
 - a. Moved by Elizabeth, supported by Andrew L, to approve the agenda. Motion carried unanimously.

- B. Approve October 2020 Meeting Minutes
 - a. Moved by Janice, supported by Andrew, to amend the minute drafts to change the "summer" tax verbiage to rather read "winter" and approve the October 2020 meeting minutes as revised. Motion carried unanimously.

- C. Approve Bills/Sign Checks
 - a. Register of activity was reviewed.
 - b. No checks to review/approve/sign.

- D. Review of YTD 2020 Budget/Actuals/Financial Statements
 - a. The financial statements and actuals were reviewed and tracking as expected.
 - b. Discussed budget items as we are planning for 2021, such as snow removal and taxes, misc. line item as well as below considerations that may need adjustment:
 - 1. Road Fund: We will be allocating the same amount as per the budget to the road fund and will leave it to the new Board.
 - 2. New Tax Software: allocation will remain in the budget should the need arise in 2021 for updated accounting software.
 - 3. Lawn Mowing (as kept separate from Grounds Maintenance): should be same with no increase.
 - 4. Insurance: Expecting increase of ~10%, will allocate appropriately.
 - 5. Grounds Maintenance: will be increases to accommodate the homeowners wishes per more Board focus on entrance landscaping and common areas for 2021.
 - 6. Fence replacement project line item will be added to 2021 budget as fence renewal project proceeds.
 - c. A Huntington CD Maturing on November 26, 2020. There are no viable interest-bearing CD rates in the market at this time. Board to move the maturing CD funds to CP Federal to the TPSHA savings account earning some interest at CP Federal until a CD option can be found at a higher rate. Andrew Lovett will need to be added as a signer on the CP federal account, so we have a signer once Mike G. and Janice leave the board (see below

motions). Board to remove Jim Sisung (past Board member) as a signer. Jim is no longer a Board Member.

See below approved motions per above discussion.

- Moved by Janice R, supported by Mike G, to add Andrew Lovett to the CP Federal Bank Account as an authorized signature. Motion carried unanimously.
 - Moved by Mike G, supported by Andrew, to remove Jim Sisung's authorization from to the CP Federal Bank Account. Motion carried unanimously.
 - Moved by Andrew, supported by Janice, to move the 11/26/2020 maturing CD Funds to the CP Federal Account. Motion carried unanimously.
- d. TPSHA Dues Status. Two homeowner properties are outstanding with dues. Emails are being sent out as payment reminders to those homeowners. Letters will be sent should a second notice be required.

E. Old Business

- a. Fence Replacement Project - The Board reviewed a comprehensive proposal for replacing the South Entrance Textile Road fence. We discussed several options for the replacement of the fence. After much pricing investigation, vendor back and forth, comparisons to other similar Saline neighborhood fencing solutions, we have proposed to move forward with replacing the South Entrance area with a strong, durable, white vinyl fencing (18 sections on each side, 36 sections total).

A bush/small pine will be planted in the break area between the new fence and the old wood fence for aesthetic purposes. Any boards that remain viable will be recycled and swapped out for rotted boards farther down Textile Road.

The Board will also create a line item budget for the fence project so that each year per the budget more fencing can be replaced per the current Board's directions. Elizabeth will contact vendor and schedule the installation dates with the vendor (ASAP, as weather permits).

- Moved by Mike G, supported by Elizabeth, to approve up to \$6,500 to pay for the: removal of 36 sections of old wood fence, installation of 36 white vinyl fence sections, and the purchase of two bushes/pines for between the new and old sections along Textile Road from the TPS entrance moving outward. Motion carried unanimously.

- b. Repaving in front of the parcel boxes - Mike Garris has found a vendor and will get the pricing for the new board to be replaced in the spring.
- c. Trash, yard waste, and recycle contract - Recycling has begun weekly! The contract was signed and sent to the vendor. The yard pickup dates are not known. Elizabeth will continue to confirm the final pickup date for yard waste in 2020.
- d. Snow Removal Bids - DK Services snow removal contract goes to April 2021. The 2021 TPHSA Board to procure review bids at that time.
- e. Neighborhood Survey – Board reviewed the survey results. Board will share the aggregates with homeowners prior to the January meeting. Reviewed resident comments for area of 2021 focus and budget consideration.
- f. CCR Enforcement - No reported or active issue at this time.
- g. Pond Vendor Proposal - The Board will review the proposal again with vendor calling in to the December meeting.

F. New Business

- a. Speed Bumps - Per the neighborhood survey, some residents have suggested adding temporary speed bumps. The Board has also received complaints about vehicles speeding 40+ mph on Bellwether Road and running stop signs. The Board is investigating installing removable speed bumps to be installed this Spring 2021 until Fall. Travis Pointe North (Village Road) has added these and they seem to work well for their intended purpose of increasing safety. Mike L. investigating cost to present in December.

G. Architecture Board of Review (ABR)

Members: Mike Garris, Mike Losey, Andrew Lovett
Architectural committee had no homeowner requests this month.

H. Grounds Maintenance

- a. Elizabeth met with DK services to provide feedback from residents on the Neighborhood Survey on how they can improve their snow service for our residents. DK Services will be implementing many of the suggestions this season.

I. Other Business

- a. Ice Melt Delivery - Residents are eligible to buy delivery of Ice Melt from DK Services. The Board will email information to residents should they want to take advantage of this offer.
- b. Recruiting New Board Members for 2021 – There will be three open Board positions available. Mike G. will send an email out to all residents that would like to be on the Board to submit their Bio and why they want to service as a volunteer. This information will be placed in a ballot in which homeowners will vote prior to the January Board meeting where the new members will be announced. We have to do this before the meeting because of Covid-19 we cannot vote in person.

Upcoming Meetings

- Next Board meeting date - December 14, 2020 at 6pm
- Annual Meeting Virtual - January 25, 2021 at 7pm by Zoom
 - List of accomplishments will be compiled by Mike G. Mike L will ask Laurie F. to email all residents with ZOOM information.

Adjournment 7:21