

**TPSHA Board Meeting
June 29, 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 June 2020 Agenda
 - a. Moved by Andrew, supported by Janice, to approve the agenda. Motion carried unanimously.
- B. Approve May 2020 Meeting Minutes
 - a. Moved by Elizabeth, supported by Andrew, to approve the May 2020 meeting minutes. Motion carried unanimously.

C. Approve Bills/Sign Checks

Transfers/ deposits/checks paid

6/7/2020	1177	D.K. Outdoor Services	Invoice 43987 Mul...	Grounds Maintenance	-1,200.00
6/10/2020	Debit	Federal Tax Deposit For ...	2020 Tax Payment	Taxes-Federal	-500.00
6/10/2020		Tranferred To Huntington...		[Deposits Pending]	520.00
6/12/2020	Debit	Republic Services #241	6/1/20-6/30/20	Trash Removal	-894.29
6/15/2020	1178	Janice Raymond	Reimburse Little Li...	Grounds Maintenance	-559.76
6/15/2020	1180	D.K. Outdoor Services	Invoice 44020 Re...	Grounds Maintenance	-148.32
6/27/2020	1179	Jake's Curbside Appeal	Inv 000576 - Wvee...	Grounds Maintenance	-302.00
6/27/2020	1181	Sue Corcoran	Reimburse Bench ...	Grounds Maintenance	-175.51
6/27/2020	1182	Postmaster	Stamps	Postage	-22.00

Note: Little Library \$735.27 total even though \$800 was approved.

Moved by Mike L., supported by Elizabeth, to approve the above payments. Motion carried unanimously.

D. Review of YTD 2020 Budget/Actuals/Financial Statements

- The financial statements and actuals were reviewed and tracking as expected. We have used a substantial amount in the landscape grounds maintenance. We are not over budget. We discussed using some of the monies in the checking account to make grounds improvements. All of the grounds improvement projects will be reviewed with the homeowners at the annual meeting.
- Lee's Outdoor Services bookkeeper has COVID and we have not received invoices yet from them. Elizabeth will contact them to see if they would like us to send an estimated payment until the invoices are received which we will true up. Elizabeth will send an email to the Board once we have an amount to approve the amount for payment.
- All residents have paid quarterly dues and no one is overdue.

- A letter was received by CP Federal that they are changing from a federal to a state credit union. This provides more flexibility to allow them to have more members. It does not affect our account standing.

Moved by Mike L., supported by Mike G., to approve the Treasurer's report as submitted. Motion carried unanimously.

E. Old Business

- One mailbox lock still needs replacement at 7p. Elizabeth is working to get this replaced with the Vendor.

Moved by Mike G., supported by Janice, to approve up to \$100 to repair the lock. Motion carried unanimously.

Fence Repair/Replacement

Elizabeth and Mike G are working with the vendor to get the costs. We will have the vendor rebid with replacing most rails and some of the posts and we will revisit the cost for approval once the cost is known.

Little Library Box (LLB) at North Entrance

Miss Dig is coming to mark any wires in the coming weeks. Once Miss Dig is complete, the little library box, stones and bench will be installed.

Road Crack Sealing

Mike met with Kris Foondle. Kris recommended to seal the entire subdivision in 2021 or 2022. It would not be cost effective to seal this year because the cracks are so small now. One more complete subdivision seal should last us about 10-15 years or so before the road will need to be redone. They are in excellent shape currently. The Board will defer this to next summer to continually reevaluate.

Checking Account Balance

Will be reviewed at the annual meeting. We will know more after the fence repair quote comes in.

Mailboxes

They need cleaned. The Board will purchase some cleaner and clean off all the boxes.

Neighborhood Summer Party

Planning on hold during COVID orders.

Lighting at Entrances

Per last meeting, we discussed making improvements to the quality and quality of lighting at the north and south entrances as well as adding spotlights to highlight outer and middle pillars. We will pursue this once the work stoppage order is no longer in force.

Checking Account Excess

Getting the bids for needed projects are in progress. Board will review throughout the summer and reevaluate.

CCR Enforcement

The Board has sent an email notice to Lot #39 (Robal Court) relating to the above-ground pool which is in violation of CCR's.

Resident Request

East Pond has cattails growing and one resident who lives near the pond would like them removed. They are affecting the resident's view of the water. The Board had a vendor (and volunteer residents) clearing out much of that pond already and has decided to keep the natural look of the pond as there have always been natural plant growth around the ponds.

The Board will review allocating costs to additional pond maintenance for 2020. We will look at historical invoices of what work has been done and see if we should have this on a maintenance cycle. Mike Garris will send her an email asking the resident for questions and suggestions for handling.

Trash and Recycle Contract

Coming up this fall for expiration. The Board investigating other vendors to see if we can get larger bins, more frequent recycling, etc.

South Entrances Tree

One of two Arborvitae bushes died and a dead one removed. Should we replace it or have a different solution? The Board discussed and will move forward to replace (has already been paid for with vendor).

Weeds continue to come up. Elizabeth will buy some round up and spray.

F. Open Floor

G. Meeting adjourned at 6:54 PM.

Next meeting scheduled for tentative Monday, August 3 @6:00PM virtually if unable to hold in person.