

**TPSHA Board Meeting
February 17, 2020
6:00 pm – Mike Garris Home**

Meeting called to order at 6:35 PM

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

Other: Andrew Lovett to join next meeting.

A. Approve February 2020 Agenda

- a. Moved by Mike, supported by Mike G, to approve the agenda. Motion carried unanimously.

B. Approve 2019 Annual Meeting Minutes

- a. Moved by Mike G, supported by Elizabeth, to approve the February 2020 meeting minutes. Motion carried unanimously.

C. Discuss Board Member Role Positions

Elizabeth Linkous has agreed to be Maintenance Manager. Mike Garris is moving to President role. VP role is still undecided and will be discussed at next meeting if Andrew Lovett agrees to this position.

D. Approve Bills/Sign Checks

No checks to sign this month. Transfers and deposits pending.

Date	Num	Description	Memo	Category	Cl	Amount
		BALANCE 12/31/2019				26,297.14
1/6/2020	Debit	Federal Tax Deposit For ...	2019 Estimated Ta...	Taxes-Federal	R	-1,000.00
1/6/2020		Transfer To Huntington C...		[Deposits Pending]	R	2,860.00
1/6/2020	Debit	Transfer To Huntington ...	1st Qtr Road Fund...	Road Fund Deposits	R	-3,050.00
1/13/2020		Transfer To Huntington ...		[Deposits Pending]	R	1,820.00
1/15/2020	Debit	Republic Services #241	1/1/2020-1/31/2020	Trash Removal	R	-894.29
1/21/2020		Transfer To Huntington C...		[Deposits Pending]	R	1,820.00
1/21/2020	1153	... Lodi Township	North Entrance M...	Taxes-Property	R	-6.44
			West Commons M...	Taxes-Property	R	-71.07
			East Commons M...	Taxes-Property	R	-74.81
1/21/2020	1154	Brian Corcoran	2019 Officer Rebat...	Officer Rebate of Dues	R	-260.00
1/21/2020	1155	Mike Garris	2019 Officer Rebat...	Officer Rebate of Dues	R	-260.00
1/21/2020	1156	Mike Losey	2019 Officer Rebat...	Officer Rebate of Dues	R	-260.00
1/21/2020	1157	Jim Sisung	2019 Officer Rebat...	Officer Rebate of Dues	R	-260.00
1/21/2020	1158	Janice Raymond	2019 Officer Rebat...	Officer Rebate of Dues	R	-195.00
1/21/2020	1159	Terri Hutter	2019 Officer Rebat...	Officer Rebate of Dues	R	-65.00
1/21/2020	1160	Laurie Foondle	2019 4th Qtr Infor...	Information Officer		-130.00
1/21/2020	1161	Terri Hutter	2019 4th Qtr Book...	Bookkeeping	R	-130.00
1/21/2020	1162	DTE Energy	North 9100 120 16...	Electric		-240.00
1/21/2020	1163	DTE Energy	South 9100 122 07...	Electric		-220.00
1/22/2020	1164	**VOID**	Printed invoice on ...		R	0.00
1/22/2020	1165	... Kris Foondle	Domain registration	Miscellaneous	R	-17.00
			Web site hosting	Miscellaneous	R	-80.00
1/22/2020	1166	D.K. Services	Plows 1/18; Salt 1/...	Snow Removal	R	-1,795.00
1/26/2020	1167	Laurie Foondle	Reimburse director...	Miscellaneous		-27.56
1/27/2020		Transfer To Huntington ...		[Deposits Pending]	R	3,120.00
1/31/2020		Transfer To Huntington ...		[Deposits Pending]	R	2,860.00
2/3/2020		Transfer To Huntington ...		[Deposits Pending]		1,560.00
2/10/2020		Transfer To Huntington ...		[Deposits Pending]		2,600.00
2/14/2020	Debit	Republic Services #241	Trash Removal	Trash Removal		-894.29

E. Review Tax Return

Moved by Janice, supported by Elizabeth, to approve and sign the 2019 tax return as prepared and have it submitted with the check for \$274 for taxes owed. Motion carried unanimously.

F. Review CD That Has Matured With ~\$62,000

Rates for new CDs are low but researching we have found rates at CP Federal for 1 year with 1.5%.

Moved by Mike G, supported by Elizabeth, ~\$62,000 CD (total amount from CD as of that day) from Huntington that has matured and transfer to CP Federal. Motion carried unanimously.

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

- The financial statements and actuals were reviewed and tracking as expected.
- Seven homeowners outstanding for 1st quarter HOA dues. Reminder letters are being sent out from the Board to the homeowners and interest being added per the late accounts.
- Noting that Blue Water Aquatics bill has been received and paid.

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

H. Old Business

I. New Business

Replace/Repair Original Parcel Boxes

Some boxes have locks (7P/5P) that are failing and the integrity of the doors are also failing.

- The Board is going to investigate replacement this Spring at the same time we investigate adding a larger concrete pad in front of the parcel boxes and extend a concrete pad for the little library box. The Board will plan on an April 2020 action plan on these.

Lighting at Entrances

- Discussed making improvements to the quality and quality of lighting at north/south entrances, as well as adding spotlights to highlight outer and middle pillars.

Fence Repair

- Discussed; we are investigating these funds for Spring projects and will revisit the amounts in April.

Excessive Amount in Checking

- Discussed; we are investigating these funds for Spring projects and will revisit the amounts in April.

Road Crack Sealing

- Discussed; we are investigating these funds for Spring projects and will revisit the amounts in April.

North Entrance Pines

- Will address clearings and possible replacement landscape with the vendors on suggestions prior to Spring cleanup. Elizabeth will touch base with Brian C. prior to next meeting and walk the grounds.

Pothole Starting at South Entrance

- Kris Foondle was investigating patch for this and Mike G. will email Kris to check on suggestions and status.

J. Grounds Maintenance. No report today as Maintenance officer was just installed.

K. Open Floor

L. Meeting adjourned at 7:48 PM.

Next meeting scheduled for Monday, March 23, 2020 @ 6:00pm, Mike Losey's House.