

**TPSHA Board Meeting  
September 14, 2020  
6:00 pm – Virtual Call via Zoom**

Meeting called to order at 6:04 PM

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

- A. Approve September 2020 Agenda
  - a. Moved by Andrew, supported by Janice, to approve the agenda. Motion carried unanimously.
- B. Approve August 2020 Meeting Minutes.
  - a. Moved by Andrew, supported by Mike G, to approve the August 2020 meeting minutes. Motion carried unanimously.

- C. Approve Bills/Sign Checks  
Financials reviewed and discussed.

8/14/2020	Debit	Republic Services #241	8/1/20-8/31/20	Trash Removal	R	-894.29
8/17/2020		Transfer To Huntington ...		[Deposits Pending]	R	260.00
8/24/2020		Transfer To Huntington ...		[Deposits Pending]	R	260.00
8/25/2020	1186	Lee's Outdoor Services	Mowing 7/13/20 - 7...	Lawn Maintenance	R	-1,150.00
8/31/2020		Transfer To Huntington ...		[Deposits Pending]	R	260.00
9/8/2020	Debit	Federal Tax Deposit For ...	2020 Tax Payment	Taxes-Federal		-500.00
9/8/2020	1187	State of Michigan	ID 800893709 Arti...	Articles of Incorporation		-20.00
9/14/2020	Debit	Republic Services #241	9/1/20-9/30/20	Trash Removal		-894.44
9/14/2020		Transfer To Huntington C...		[Deposits Pending]		260.00

Moved by Mike L, supported by Andrew, to approve signing and paying the bills as invoiced. Motion carried unanimously.

- D. Review of YTD 2020 Budget/Actuals/Financial Statements
  - The financial statements and actuals were reviewed and tracking as expected.
  - Ahead of budget on lawn/pond maintenance.
  - All other items are within expected spending.
  - One homeowner is overdue on their quarterly dues. They are being contacted today with a reminder and sent a more formal letter tomorrow.
  - \$62,861 CD maturing (1.5%) and interest rates are very low and not favorable (.05%). Janice is working to identify better rates at CP Federal and Huntington so we can move once due.

Moved by Mike G, supported by Andrew L, that Janice R. may move the above-mentioned CD funds maturing to the TPSHA Money Market Account earning .02% until we identify a more favorable CD rate. Motion carried unanimously.

E. Old Business

- One mailbox mock still needs replacement at 7p. Mike L. will call vendor and have repaired.

**Fence Repair/Replacement**

Quotes received:

Install 2,250 feet of two-rail fence

1. White Vinyl 2-rail

- 5" square posts set in cement
- 2" x 6" x 16' rail

**COST: \$33,750.00**

2. Treated Wood

- 6x6 posts set in concrete
- 2" x 6" x 16' rails

**COST: \$37,000.00**

With the quotes coming in higher than budget, we will explore replacing only the worst boards as we did last year.

**Survey**

The Board will create and send out a survey via email before the end of the year with several topics including the fence/ponds/etc. Polling residents as to improvements they want to see and ideas for 2021. We will review responses in yearly meeting with the residents.

**CCR Enforcement**

The homeowner on Lot #39 (Robal Ct.) has taken down the pool. The homeowner will not be putting it back up in 2021 and beyond per the conversations with the homeowner and the Board representative.

**Trash, Yard Waste, and Recycle Contract**

Reviewed Quotes from 3 vendors.

Republic Services is only vendor with a minimal increase in what we pay currently and will provide all of our service requests including weekly, garbage/yard/recycle. Need to clarify the weekly costs for yard waste in the new contract.

Moved by Mike G, supported by Janice, that we sign a new 3-year contract with Republic Services (adds weekly recycling). Motion carried unanimously.

F. New Business

**Replace Tree by North Entrance/Lattice Cover**

Tree has been paid for and will be installed before the winter by the vendor.

**Lamp Box Painting**

Lamp posts have been painted and cleaned by Mike L.

**Power Wash Mailboxes**

Mailboxes and parcel lockers have been cleaned Mike L.

**Mulch Pile on Briar Glen**

Homeowner on Lot #44 (Bellwether Dr. & Robal Ct.) that owns the pile is working to remove. We have noticed the pile has started to go down slowly.

There is a TPS homeowner as noted above that is having a dispute with a Briar Glen homeowner in regards to their lot lines. The TPS resident said he will detail the issue and send an email to Mike Garris to review.

**Dead Deer**

Homeowner complaints about the smell of the dead deer on Textile Road. The Board investigated and called the county and several other resources and no vendors could be found to remove the dead deer. The smell is now gone but it remains on the side berm on TPS property. We will inquire if our grounds maintenance company can remove.

**Architecture Board of Review (ABR)**

Discussion on creation of an ABR per the CCR's.

Moved by Mike G, supported by Janice, that the Board assign the duties of architectural committee to at least 3 Board members. The Board members for this term shall be Mike Losey, Mike Garris and Andrew Lovett. Motion carried unanimously.

Architectural committee reviewed, discussed and voted on the three most recent homeowner requests:

1. Play Structure – play structure request to approve for Lot#10 (Candor Ct.)
  - Approved by architectural committee as submitted, conditional on the structure not being visible from street.
2. New exterior house color request for to approve for Lot#10 (Candor Ct.)

- House color approved by architectural committee as submitted, Sherwin Williams, Shoji White (trim) Felted Wool (house body).
3. Request to approve inground pool, concrete walkway and pool fencing for Lot#26 (Bellwether Dr.)
- Inground pool, concrete walkway and pool fencing plans approved by architectural committee as submitted, conditional on not being visible from street.

### **East Pond Condition**

Working to identify additional vendors as initial choices have chosen not to respond.

### **Snow Removal Bids**

Being contacted by vendors for bids. Board will find out if contract is ready for bidding.

### **Neighborhood**

Neighborhood alert will be sent in regards to keeping eye on homes as flashlights have been seen late at night that did not seem to be TPS residents.

### **Repaving in Front of the Parcel Boxes**

Ice buildup on ground in winter is preventing post office from accessing them for safety reasons. Board will research vendors to put a new pad down where the asphalt is for better drainage and safety.

G. Open Floor

No comments

H. Meeting adjourned at 7:03 PM.

Next meeting scheduled for tentative Monday, October 19th @6:00PM, virtually if unable to hold in person.