

**TPSHA Board Meeting**  
**August 3, 2020**  
**6:00 pm – Virtual Call via Zoom**

Meeting called to order at 6:03 PM

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

- A. Approve August 2020 Agenda
  - a. Moved by Andrew, supported by Elizabeth, to approve the agenda. Motion carried unanimously.
  
- B. Approve June 2020 Meeting Minutes
  - a. Moved by Mike G., supported by Andrew, to approve the May 2020 meeting minutes. Motion carried unanimously.
  
- C. Approve Bills/Sign Checks
  - Financials reviewed and no checks were submitted for signature and approval this month.
  
- 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 begun submitting an invoice to us and we have begun paying for their services so that there is not a backlog occurring.
  
  - Excess in checking being used for projects to improve grounds etc., so the excess tracking to a nominal amount.
  
  - Two homeowners are overdue on their quarterly dues; however, the mail bank check pay service has been slow this year so will wait until next month and check status.
  
- E. Old Business
  - One mailbox lock still needs replacement at 7p. Elizabeth is working to get this replaced with the vendor.

- Library box installation, Board members receiving compliments from residents that they like the new addition.

### **Fence Repair/Replacement**

Elizabeth and Mike G continue to work with the vendor to get the estimates. There are approximately 50 rails that need replaced. We are also investigating a dark color composite (material wood looking).

- 1) Wood Cost FULL REPLACEMENT (last year's estimates)
  - 420 rails = \$9,660 (installed)
  - 235 posts @ \$60/post \$14,100
  - \$23,700 plus removal cost of \$800
- 2) Composite (bids in process)
- 3) Vinyl (bids in process)
- 4) Repair slowly with wood as historical

We may be surveying the homeowners for input.

### **CCR Enforcement**

The Board has sent an email notice to the Lot #39 (Robal Court) relating to the above ground pool which is in violation of CCR's. The homeowner will be contacted with a second notice to remove the pool and a deadline date for removal provided in the communications.

### **F. New Business**

### **Trash, Yard waste and Recycle Contract**

Republic (current vendor) quote was received and we will receive more services for minimal increase or \$130 a month; however, will include recycling, garbage and yard waste (spring through fall) every week.

We will get additional bids before making a decision at the September 14 meeting.

### **Annual TPSHA Party**

We will be cancelling this year's party due to COVID.

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

Elizabeth will review with the vendor how far to install the new tree.

### **Lamp Box Painting**

Mike L. will paint with similar black paint to refresh.

**Power Wash Mailboxes**

We will get some spray and leave cleaner since we don't have access to water.

**Mulch Pile on Briar Glen**

Briar Glen Subdivision representative contacted Mike G to see if it belonged to any of the TPSHA homeowners and to please remove.

**Approved Home Exterior Colors**

Sherwin Williams (SW) contacted Mike G about a program to keep our however approved colors in a database and potentially offer TPSHA homeowners a discount. The Board does not maintain a specific colors that are approved so we will not pursue this with SW.

**East Pond Condition**

East Pond has more growth than some homeowners prefer and would like to Board to trim it down so they have a better view of the water. The Board will investigate a vendor that is an expert and provide ideas of how to maintain it. We will contact Blue Water Aquatics and Lincoln Pond Management to see if they can advise. Also will follow-up with Wes Ichesco to see who the vendor is. Andrew will look into this.

G. Open Floor

H. Meeting adjourned at 7:10 PM.

*Next meeting scheduled for tentative Monday, September 14 @6:00PM virtually if unable to hold in person.*