

**TPSHA Board Meeting  
Minutes  
July 19, 2018  
6:30 pm – Laurie Foondle’s House**

Members Present: Brian Corcoran, Laurie Foondle, Terri Hutter, Jim Sisung

Members Absent: None

A. Approve Agenda

Moved by Brian, supported by Terri, to approve the agenda. Motion carried unanimously.

B. Approve June 2018 Meeting Minutes

Moved by Brian, supported by Jim, to approve the June 2018 meeting minutes. Motion carried unanimously.

C. Approve Bills/Sign Checks

Check 1077, \$1400.00 - Lee’s Outdoor Services (mowing)  
Check 1078, \$75.00 - Adrianna Sweet (weeding)  
Check 1079, \$75.00 - Payton Sweet (weeding)  
Auto Payment, \$843.48 - Republic Services (trash removal)

Authorized Payment

Check 1080, \$3050.00 - Road Fund expense  
Check 1081, \$1400.00 - Lee’s Outdoor Services (mowing)  
Check 1082, \$1206.03 - Lodi Township (taxes)  
Check 1083, \$20.42 - Terri Hutter (office supplies)

Moved by Brian, supported by Jim, to approve the bills. Motion carried unanimously.

Moved by Brian, supported by Jim, to authorize payment (if an invoice is received prior to the September meeting) to Lee’s Outdoor Services for the July lawn care bill, not to exceed \$1850.00. Motion carried unanimously.

Moved by Brian, supported by Jim, to authorize payment (if an invoice is received prior to the September meeting) to Blue Water Aquatics for the treatment of the east and west ponds, not to exceed \$1820.00. Motion carried unanimously.

D. Review 2018 Budget, Financial Statements

The 2017 financials have been corrected to show the 2017 interest actually earned on the Chemical Bank CD. Financials now match 2017 1099s and annual tax return.

E. Old Business

1. Delinquent Homeowners – Status

None.

2. Potential Dues Increase – Update

We are debating between \$10 and \$15 to cover the spring clean-up. A \$10 increase would currently come up short of what our estimates are at this time to have someone else do the spring clean-up.

3. Bookkeeper/Treasurer/Webmaster Rebates

The title of Webmaster was revised to Information Officer. This position will assume the duties of maintaining the TPSHA website and directory, as well as preparing and printing handouts for the annual meeting.

Bookkeeper compensation was reduced from four to two quarters of annual dues and the compensation for the Information Officer was changed from one to two quarters of annual dues. This will save the HOA one quarter annual dues going forward.

4. Speed Bumps – Update

Working on getting cost information and the name of the company that Travis Pointe used for their subdivision.

5. Neighborhood Watch, No Soliciting Signs – Update

Moved by Brian, supported by Terri, to authorize payment of up to \$200 for two new Neighborhood Watch and No Soliciting signs. Motion carried unanimously.

6. Area Neighborhood Associations Contact – Update

Ongoing effort to get more neighborhood community contacts.

7. Neighborhood Social – Update

The party is set for September 30<sup>th</sup>, with a planning committee organizing the details. Anyone interested in assisting should contact Brian.

F. New Business

1. TPSHA Correspondence – Homeowner-related Issues

The Board received a letter from Kris Foondle thanking the Board for the payment for his work redesigning/rebuilding the TPSHA website.

G. Grounds Maintenance

1. North Entrance Plantings – Update

The two new replacement shrubs were planted on July 19<sup>th</sup>.

2. East Pond Clean-up – Update

Brian reported that the clean-up work was done, with the exception of the area near one tree, which DK Services would return to do.

Moved by Laurie, supported by Jim, to authorize payment (if an invoice is received prior to the September meeting) to DK Services for East Pond Clean-up bill, not to exceed \$1275.00. Motion carried unanimously.

3. Inspection of Pillar Caps (Both Entrances)

Brian stated that he could fill the small cracks in the pillars.

4. Pond Treatment

Blue Water Aquatics applied the treatment to the pond.

H. Open Floor

Terri asked that the Textile Road fencing and the west pond phragmites treatment be added to the September agenda. She also would like the agenda to include consideration of the west pond peninsula clean-up. She and Brian would take a look at the peninsula prior to the September meeting.

I. Adjournment

The meeting was adjourned at 8:10 pm.