

**TPSHA Board Meeting
May 18, 2020
6:00 pm – Virtual Call via Zoom**

Meeting called to order at 6:05 PM

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

- A. Approve May 2020 Agenda
 - a. Moved by Janice, supported by Mike G, to approve the agenda. Motion carried unanimously.

- B. Approve April 2020 Meeting Minutes.
 - a. Moved by Mike G, supported by Janice, to approve the April 2020 meeting minutes. Motion carried unanimously.

- C. Approve Bills/Sign Checks
Transfers/deposits/checks paid
Annual property insurance, DK services (entrance) and waste removal.

5/8/2020	1175	Auto-Owners Insurance	Account 012136588	Insurance	-1,165.00
5/11/2020		Transfer To Huntington C...		[Deposits Pending]	1,050.00
5/14/2020	Debit	Republic Services #241	5/1/20-5/31/20	Trash Removal	-894.29
5/15/2020		Transfer To Huntington C...		[Deposits Pending]	1,560.00
5/15/2020	1176	D.K. Outdoor Services	Invoice 43975 Entr...	Grounds Maintenance	-2,380.00
5/18/2020		Transfer To Huntington C...		[Deposits Pending]	260.00

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.
 - All but owner has paid for the 2nd Quarter. The resident that is not paid is being sent a reminder.

Paperwork to add Andrew to Huntington account as a signer has been completed.

Teri Hutter has been added as online access to view the Huntington accounts for reconciliation purposes. We will add Andrew to CP Federal accounts as a signer once Covid restrictions are lifted.

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

E. Old Business

- One mailbox lock still needs replacement. Elizabeth will be contacting the lock vendor and have the lock repaired (7P).

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

- Little Library Box (LLB) at North Entrance

Pricing quote for post and box kit was procured by and reviewed. Total including shipping was \$636.20, as well as a small bench to place near the LLB for a cost of \$59.98. Residents are volunteering to install.

A few pavers will be installed from the curb to the LLB. These will also be installed by volunteers and cost approximately \$2 a brick with approximately 12 needed.

Moved by Mike, supported by Mike L, to approve up to \$800 to purchase the LLB kit, bench, and 12 16x16 grey paver bricks for which Janice will order/purchase and provide receipts for reimbursement.

F. New Business

Lighting at Entrances

- Per last meeting we discussed making improvements to the quality of lighting at 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.

Fence Repair/Replacement

The fence continues to need repairs even after some of the boards will be replaced.

All Ann Arbor customer fence provided a quote 420 rails (remove) at a cost of \$800 and replace \$9,900 for all new rails. Posts are additional as needed.

We will have the vendor rebid with replacing most rails and some of the posts and we will revisit the cost for approval at next meeting.

Weeds at Entrances

Weeds are bad at both entrances. Wes Ichesco put down weed control on the north entrance. The Board will get bids to fertilize (weed control) to hire and take care of the problem moving forward.

Checking Account Excess

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

Road Crack Sealing

- Mike G will speak with Kris Foondle to come up with a plan of action.

New Slab for Mailboxes and Replacing Parcel Boxes

- Board has decided to keep current setup as the landscape was cleaned up significantly around the area.

Annual TPSHA Neighborhood Party

The Board will table this until June for planning.

CCR Enforcement

A complaint was submitted by a resident on Robal Court that residents of Lot #39A (Robal Court) are in violation of the CCR's by installing an above ground pool. The complainant would like the Board to address and enforce the CCR's.

The Board will send a notice to the Lot #39 resident of the CCR relating to this.

G. Grounds Maintenance

Dead bush in front of pillar at North Entrance. The bush will be removed by DK Services as they continue to improve our entrances with other flowers and new bushes.

Moved by Mike G, supported by Janice, to approve up to \$250 to remove dead landscape and add some additional flowers.

H. Open Floor

I. Meeting adjourned at 6:58 PM.

*Next meeting scheduled for tentative Monday, June 22, 2020 @6:00PM
virtually if unable to hold in person.*