

**TPSHA Board Meeting
Minutes
April 20, 2016
6:30 pm – Terri Hutter’s House**

Members Present: Laurie Foondle, Terri Hutter, John Mason, Marilyn Sheets, Pete Shima

Members Absent: None

A. Approve Agenda

Moved by Terri, seconded by Pete, to approve the agenda. Motion carried unanimously.

B. Approve March 2017 Meeting Minutes

Moved by John, seconded by Pete, to approve the minutes. Motion carried unanimously.

C. Approve Bills/Sign Checks

Check 1001, \$245.00 – Kathryn Welch (bookkeeping)
Check 1002, \$29.40 – Kathryn Welch (postage)
Check 1003, \$3,050.00 – TPS (2nd quarter road fund deposit)
Check 1004, \$686.00 – Nature’s Garden Center (mulch)

Moved by John, seconded by Marilyn, to approve the bills. Motion carried unanimously.

D. Review 2017 Budget, Financial Statements

The budget and financial statements were reviewed. The Board agreed that the funds in the Grounds Maintenance line item would be for the North Entrance Landscape Project, with the understanding that the balance due for the project would be taken from the Snow Removal line item (and a footnote added explaining that excess Snow Removal funds were used for this project).

E. Old Business

a. Delinquent Homeowners – Status

Terri reported that there was one family delinquent in their dues payment. She would send another reminder email.

b. Banking Update/Action

Terri provided interest rate information for both land and online banking institutions. Following discussion, the Board agreed to transfer the funds in the current money market account for the road fund to a new money market account with Bank of the Internet.

c. CCR Compliance

The Board briefly discussed the draft letter to TPS residents regarding the official complaint received involving a dish antenna, and the consequent issue of overall CCR compliance. It was agreed that Laurie would email the letter to all TPS residents, with a deadline for providing feedback. The Board would then discuss the issue further at its next meeting.

F. New Business

- a. TPSHA Correspondence – Homeowner-related Issues

None.

- b. Insurance Policy

Terri provided information on the Association’s existing insurance policy and potential premium increases for additional coverage. Based on information from the Association’s insurance agent and the analysis provided by both Terri and Kathryn Welch, and following Board member discussion, it was agreed to increase coverage for the brick pillars at both entrances and the mailbox structures. The Board also agreed to continue with not insuring the signs in the neighborhood. With regard to the Blanket Employee Dishonesty coverage, Terri said she would look into the cost of increasing this coverage from \$100,000 to \$200,000 and report her findings to the Board.

G. Grounds Maintenance

- a. Update on North Entrance Landscape Project

John provided an update, noting that the Board agreed via email communication to contract with Lodi Farms Nursery for the project. He stated that the project would begin in mid-May.

- b. Finalize Spring Clean-up Details

John stated Ed Grant would work with Nature’s Garden Center for the mulch delivery on Friday, May 5 (as John would be out of town). He would deliver lawn bags, water and a clipboard to both Laurie and Terri to place at the north and south entrances. Laurie said she would purchase pretzels from Benny’s Bakery the morning of May 6 (a dozen for each entrance). Marilyn said she would contact Republic Services to make sure they would be able to pick up the lawn bags from each entrance on May 11. She also would ask her husband, Charlie, to apply Round-up to the weeds along the pine trees at the north entrance prior to applying the mulch. Laurie would send a Spring Clean-up reminder email to all residents on April 28.

H. Open Floor

None.

I. Adjournment

The meeting was adjourned at 8:00 p.m.