

**TPSHA Board Meeting
Minutes
November 16, 2016
7:00 pm – Pete Shima’s House**

Members Present: Sheldon Davis, Laurie Foondle, John Mason, Pete Shima, Ryan Woodard

Members Absent: None

A. Approve Bills/Sign Checks

Check 880, \$826.94 – Republic Services (trash removal)

Check 881, \$3,050.00 – TPSHA Road Fund

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

B. Review 2016 Budget, Financial Statements

The budget and financial statements were reviewed. Pete stated that the resident donations for removal of the pond phragmites should be shown on the budget as revenue. He also stated that he would ask Kathryn Welch how much the HOA has spent on road cracksealing in the past.

Sheldon stated that the Board should wait to determine the next course of action for the maturing CD based on federal government activity in 2017.

C. Approve October 2016 Meeting Minutes

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

D. Old Business

a. Delinquent Homeowners – Status

Pete reported that there were five families who were delinquent in their dues payments.

b. Facebook/Nextdoor Tools for Improved Communication

Sheldon stated that he obtained the administrative rights for the HOA’s Facebook page and that he would be relaunching the page. He also said he would notify residents of the last day of yard waste pick-up and about installing driveway stakes.

c. North Entrance Clearing

John reported that Lodi Nursery came to install the landscaping but found the area was not cleared/ready for planting. He said they were revising their original quote to include preparing the area for planting. Board members agreed to discuss the proposal at its next meeting upon receipt of the revised quote.

E. New Business

a. TPSHA Correspondence – Homeowner-related Issues

Pete stated that Kathryn Welch prepared a letter to new homeowners advising them of various homeowner responsibilities with regard to dues, trash pickup, etc.

b. Republic Services

Sheldon noted that the three-year contract with Republic Services will expire at the end of 2017. Ryan Woodard, new resident and new Board member, would be the neighborhood representative working with Republic Services in his role as Vice President.

c. 2017 Budget

Pete provided a copy of the draft 2017 budget. He explained that the proposed \$12,000 for the snow removal fund was based on previous years' actual costs. He allocated the remaining \$5,000 to the grounds and pond maintenance line items to cover upcoming costs.

With regard to snow removal, John provided copies of the snow removal contract with DK Services, stating that this was year two of the three-year contract.

F. Grounds Maintenance

a. Invasive Grass Around Ponds

No new information.

b. Road Cracksealing

John stated that he would check with Kris Foondle on the status of this project.

G. Open Floor

Laurie said she drafted a Fall newsletter, which she submitted to Sheldon so he could draft a message from the Board President. Once this was completed, she would finalize the newsletter and send it to all Board members for review prior to distributing it to TPS residents.

H. Set Date and Time for Annual Meeting

The Board tentatively scheduled Tuesday, January 24, 2017 at 6:30 p.m. for the annual meeting. Laurie said she would call Lodi Township to see if the meeting room was available that evening.

I. Set Time and Location for Upcoming Meetings

Thursday, December 8 – Laurie's House

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