

**TPSHA Board Meeting
Minutes
February 16, 2015
7:00 pm – Gary Sweet’s House**

Members Present: Sheldon Davis, Laurie Foondle, Ed Grant, Charlie Sheets, Gary Sweet

A. Approve Agenda

B. Board Organization and Vote

The Board unanimously elected the following:

President – Gary Sweet
Vice President – Charlie Sheets
Treasurer – Sheldon Davis
Secretary – Laurie Foondle
Maintenance – Ed Grant

C. Approve Bills/Sign Checks

Check 774, \$778.56 – Republic Services (trash removal)
Check 775, \$14.00 – Kathryn Welch (lien release fee)
Check 776, \$300.00 – Margolis Companies (snow removal)
Check 777, \$3050.00 – TPSHA Road Fund (road fund expense)

Moved by Charlie, seconded by Ed, to approve the bills. Motion carried unanimously.

D. Review 2015 Budget, Financial Statements

CD2084 (\$35,043.91) will be maturing in May 2015. The Board will determine the appropriate step to take for this CD at a subsequent meeting. It was noted that the maturation date needed to be determined for CD1923.

The Association’s net worth and 2015 budget were reviewed. Ed reported that there have been four full snow plows (\$1,200 each) and three road-only snow plows (\$300 each) this year, which was significantly less than the amount expended at the same time last year.

E. Approve December 2014 Meeting Minutes

Moved by Charlie, seconded by Sheldon, to approve the December 2014 meeting minutes. Motion carried unanimously.

F. Old Business

a. Delinquent Homeowners – Status

It was determined that all homeowners were up to date with dues payments as of December 31, 2014. Kathryn Welch, former Treasurer, informed the Board that she filed a lien release for the Tapping property as all dues were paid in full.

G. New Business

a. Snow Removal Follow-up from Annual Meeting

The Board discussed the feedback received at the annual meeting and the need to set a budget for snow removal. One option discussed at the annual meeting was removing driveway plows from the contract. Ed noted that Margolis was willing to plow driveways on an individual basis, but that they would require payment in advance, and then refund any unused amount at the end of the season.

Sheldon stated that he would prepare a list of options for the Board to discuss. It was the Board's goal to arrive at a decision within the next couple of months.

b. Snow Removal – Update from Ed

Ed reported that there have been no complaints received from homeowners about snow removal this winter season. He noted that Rich Merrill contacted Margolis to have them plow his driveway whenever it snowed.

c. Budget 2015

The 2015 budget was discussed. Ed noted that a light bulb at the south entrance had burned out and that it would cost approximately \$40.00 to replace it. He broached the idea of converting to LED lights, which should be more cost effective in the long run, and said he would research the cost and report back to the Board.

d. Republic Recycle Containers

Charlie stated that Republic delivered the recycle bins requested by individual homeowners without a problem. It was noted that Republic missed a Christmas tree pick-up in front of Sheldon's house and that they would be asked to remove it in the spring in conjunction with yard waste pick-up.

e. TPSHA Correspondence (Homeowner-related Issues)

None.

f. 2015 Spring Clean-up Planning

The Board set May 9, 2015 as the spring clean-up day. Ed noted that 5 yards of mulch were used at each entrance last year and suggested that it be revised so 6 yards were delivered to the north entrance and 4 yards to the south entrance.

H. Open Floor

- a. Road Maintenance – The Board discussed the issue of upcoming and future road maintenance needs. Sheldon stated that he would contact Kris Foondle, who had expertise in this field, to discuss the issue and report back to the Board.
- b. Stop Sign at Shadberry Court – Ed reported that a school bus hit and damaged the sign. He contacted the Saline Area Schools Transportation Department, who came to investigate the damage. School staff believed a strap could be used to pull the sign into its upright position; however, Board members expressed concern that this would be a temporary fix only. It was believed that the sign likely needed to be replaced. As nothing could be done until the spring, this issue was put on hold until that time.
- c. TPSHA Website – Ed asked that Kris Foondle send to the Board the changes that were going to be made to the website with regard to whom one should call with various problems/concerns. Ed should be notified of any concerns with snow removal and Charlie should be notified of any problems with trash/recycle pick-up.
- d. Miscellaneous – Ed raised the issue of quarterly reports and meeting minutes and suggested posting them on the website. In response to a notice recently taped to the end of the mailboxes asking residents to clean up after their dogs, Ed raised the issue of installing a tack strip on the end of the mailboxes for residents to post notices. No decision was made by the Board about this.

I. Set Time and Location for Next Meeting

The following meeting dates and locations were set for 2015:

March 16 (Sheets)
April 20 (Grant)
May 18 (Davis)
June 15 (Foondle)
July 20 (Sweet)
August (no meeting)

The meeting was adjourned at 8:13 pm.