

**TPSHA Board Meeting
Minutes
October 26, 2015
7:00 pm – Charlie Sheets' House**

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

A. Approve Agenda

Moved by Sheldon, seconded by Charlie, to approve the agenda. Motion carried unanimously.

B. Approve Bills/Sign Checks

Check 815, \$1,400.00 – Lee's Outdoor Services (lawn maintenance, September)
Check 816, \$801.43 – Republic Services (trash removal, September)
Check 817, \$2,615.00 – Blue Water Aquatics (June and August treatments)
Check 818, \$63.44 – Ed Grant (flowers, Fall 2015)
Check 819, \$49.00 – Meredith Shima (postage)

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

C. Review 2015 Budget, Financial Statements

The Association's budget was reviewed. It was noted that the costs for lawn, grounds and pond maintenance would exceed the budgeted amount (lawn overage due to high level of rain/increased mowing; grounds due to plume grass removal; ponds due to the two necessary pond treatments). The Board decided that the budgeted amount for snow removal should remain the same for next year's budget.

Discussion followed regarding obtaining cost estimates for repair and maintenance of the fence along Textile Road. One suggestion made was to include this as part of the annual spring clean-up, as far as purchasing and installing new boards.

Attention was drawn to the note provided by the bookkeeper stating that for the 2016 budget, the amount allocated for postage should be \$147 (three rolls of 100 stamps); the amount allocated for office supplies should be able to cover printer ink, paper and copying, and envelopes; and the allocation for the miscellaneous line item should cover printing of the directory.

D. Approve September 9, 2015 Meeting Minutes

Moved by Ed, seconded by Sheldon, to approve the minutes. Motion carried unanimously.

E. Old Business

a. Delinquent Homeowners – Status

Sheldon stated that there were no delinquent homeowners.

F. New Business

a. Snow Removal

Board members met briefly on Monday, October 5 at Sheldon Davis' house to discuss the merits of contracting with Margolis Nursery or Scenic Landscaping for snow removal. It was decided that the Board would pursue a contract with Scenic Landscaping. Sheldon was able to make contact with one of Scenic's references, who provided very positive feedback. There was significant concern about contracting with Margolis, as they were requiring a nonrefundable, up-front payment of \$8,000, which amounted to just 4½ pushes.

Discussion of the snow removal contract at the October 26 meeting was postponed, as the representative from Scenic Landscaping was scheduled to attend but was unable to make it. Sheldon and Ed would reschedule with Scenic Landscaping to finalize the details of the contract.

b. 2016 Budget

Sheldon stated that he would prepare a draft budget for review at the next meeting.

c. TPSHA Correspondence

Gary stated that homeowner Janice Raymond inquired about installing a shed on her property. Gary informed her that the Associations bylaws did not allow sheds and she asked if this was something that could be discussed at the annual meeting.

d. 2015 Fall Clean-up

Ed stated that Lee (of Lee's Outdoor Services) knows someone who can clean up the brush/weeds around the edge of the east pond for \$450.00, and that Lee would also be checking to see if someone else could do the work for a lower fee.

G. Open Floor

Ed stated that an email was sent to homeowners about the plume burn that would take place at the west pond. In an effort to keep homeowners regularly informed, he asked if it would be possible to post the Board's meeting minutes on the Association website.

Laurie stated that she talked to the Webmaster about this, who told her that a link could be added to the TPSHA website for homeowners to use to access meeting minutes. Laurie stated that she would work on getting this done.

Ed reported that he received a call from Nature's Garden (a local nursery/landscaping company) expressing their interest in a snow plowing contract with the neighborhood.

H. Set Time and Location for Next Meeting

November 16, 2015 (Davis)

December 16, 2015 (Foondle)

January 19, 2016 – Annual Meeting (Lodi Township Hall)

The meeting was adjourned at 8:00pm.