

**TPSHA Board Meeting
Minutes
September 9, 2015
7:00 pm – Ed Grant’s House**

Members Present: Sheldon Davis, Laurie Foondle, Ed Grant, Meredy Shima, Gary Sweet

A. Approve Agenda

Moved by Ed, seconded by Gary, to approve the agenda. Motion carried unanimously.

B. Approve Bills/Sign Checks

Check 805, \$3,050.00 – TPSHA Road Fund (road fund expense)
Check 806, \$245.00 – Meredith Shima (bookkeeping)
Check 807, \$45.00 – Payton Sweet (north entrance weeding)
Check 808, \$45.00 – Adrianna Sweet (north entrance weeding)
Check 809, \$778.56 – Republic Services (trash removal, July)
Check 810, \$1,400.00 – Lee’s Outdoor Services (lawn maintenance, July)
Check 811, \$20.00 – Meredith Shima (filing fee)
Check 812, \$19.14 – Meredith Shima (TPSHA address labels)
Check 813, \$1,850.00 – Lee’s Outdoor Services (lawn maintenance, August)
Check 814, \$801.43 – Republic Services (trash removal, August)

It was noted that per the contract with Republic Services, the rate for trash removal increased by 3%.

Meredy informed the Board that TPSHA received \$528.54 from Saline Area Schools for reimbursement of the cost paid to replace the Shadberry Court street sign. She also noted that the quarterly dues statements would be mailed October 1 (if the Board wished to add anything to the mailing).

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

C. Review 2015 Budget, Financial Statements

The Association’s budget was reviewed. It was likely that the lawn maintenance (Lee’s Outdoor Services) cost would slightly exceed the budgeted amount; however, the Board noted that there were extra funds in the snow removal fund to cover this.

Sheldon stated that he would be contacting Talmer Bank regarding the CDs.

D. Approve July 15, 2015 Meeting Minutes

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

E. Old Business

a. Delinquent Homeowners – Status

Sheldon said one homeowner was delinquent in paying the most recent dues and that he would contact them.

F. New Business

a. Snow Removal

The Snow Removal Survey forms regarding how to handle future snow removal, which were due July 31, were tallied, with results as follows:

21 votes – Option 1 (remove driveways from snow removal contract/plow roads only)

26 votes – Option 2 (leave as is) for handling future snow removal

Gary expressed his disappointment in the outcome of the vote. He believed the result was short-sighted in light of the vision the Board wanted to accomplish for the neighborhood and for future budgeting. He was concerned that keeping the current snow removal option would continue to place the Board in the position of over-budgeting for snow removal, thereby creating surpluses that could exceed \$30,000. He thought it was inappropriate for the Board to operate with such large surpluses.

The Board discussed potential snow removal surpluses and the possibility of using future surpluses to create a capital improvements line item in the budget. Concern was expressed that a capital improvements fund might allow future Boards to use the funds to undertake a capital project(s) without neighborhood input and/or approval.

Ed stated that he would be discussing the snow removal contract for the upcoming season with Margolis Nursery and would inform the Board of the outcome.

b. Bookkeeper Position and Compensation

Gary stated that Kathryn Welch had expressed interest in the bookkeeper position to replace Meredy, who would be stepping down at the end of the year; however, the issue of compensation was raised. The Board discussed compensation for this position, agreeing that it should remain as is (reimbursement of annual dues). Gary noted that Laurie had voiced her willingness to take over the position with the current compensation. The Board agreed that Kathryn should be given first opportunity to accept the position as is and, if she declined, then Laurie would assume the bookkeeping position beginning January 2016.

c. Budget 2016 – Early Glance/Planning

Sheldon stated that he would prepare a draft 2016 budget for Board review.

d. TPSHA Correspondence – Homeowner-related Issues

Moved by Sheldon, seconded by Laurie, to approve the new siding and color choices for 2836 Robal Court (Sweet home), as presented to the Board in a previous email. Motion carried unanimously.

e. 2015 Fall Clean-up Planning

The Board agreed that an organized fall clean-up was not needed this year. However, Ed stated that he would contact Lee's Outdoor Services to inquire about the cost of cleaning up the brush around the edge of the east pond.

f. Fall Newsletter

The Board decided to create a newsletter to be included with the October 1 mailing. Items to include in the newsletter include (1) explanation of the result of the snow removal survey and (2) announcement of the 2016 annual meeting date (Tuesday, January 19, 2016 at 6:30pm). Laurie stated that she would call Lodi Township to reserve the meeting room for that date.

G. Open Floor

a. Documents on the TPSHA Website

Ed raised the question of whether the Board minutes could be published on the TPSHA website. He also suggested that in regard to providing new residents with information about the neighborhood, the TPSHA Conditions, Covenants and Restrictions (CCRs) and other informational documents be added to the website.

Laurie stated that she would talk to the Webmaster about publishing these documents. She also would contact Meredy to see if she had an electronic version of the CCR's and the packet of information that is made available at each annual meeting.

H. Set Time and Location for Next Meeting

October 26, 2015 (Sheets)

November 16, 2015 (Davis)

December 16, 2015 (Foondle)

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

The meeting was adjourned at 8:25pm.