

**TPSHA Board Meeting
Minutes
May 23, 2017
6:30 pm – Marilyn Sheets' House**

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

Members Absent: None

A. Approve Agenda

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

B. Approve April 2017 Meeting Minutes

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

C. Approve Bills/Sign Checks

Auto payment 94, \$826.94 – Republic Services (Trash Removal)

Check 1005, \$1,146.00 – Auto Owners (Insurance)

Check 1006, \$1,150.00 – Lee's Outdoor Services (Lawn Maintenance)

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

D. Review 2017 Budget, Financial Statements

The budget and financial statements were reviewed. No invoice has been received from Blue Water Aquatics for the treatment of the phragmites. Blue Water Aquatics did not complete the task of removing the phragmites that they cut down in February.

Terri will work on setting up the on-line banking accounts so we can move our Road Fund into a CD that provides a reasonable rate of return. We are earning a higher rate with the Road Fund at Huntington Bank through June 2, 2017.

E. Old Business

a. Delinquent Homeowners – Status

Terri reported that there are two family's delinquent (one quarter) in their dues payment. She will contact them with a reminder to submit payment.

b. Insurance Update

- The Board of Directors agreed to make the following changes to our insurance coverage:
- Increase coverage on our Brick Pillar Entrance 1 from \$10,000 to \$20,000.
- Increase coverage on our Brick Pillar Entrance 2 from \$0 to \$20,000.

- Increase coverage on the mailboxes from \$4,400 to \$8,000
- Increase our coverage for Blanket Employee Dishonesty from \$100,000 to \$200,000.

The cost for this additional coverage is \$219.

c. CCR Compliance Communication

The Board reviewed the feedback we received regarding the letter we sent out last month. We received 16 responses, roughly 25%.

With regard to Dish Antennas, it was communicated that according to FCC regulation we are not allowed to restrict a homeowner from using this technology. We can impose certain location requirements if they do not create an undue cost to the homeowner.

With regard to allowing outdoor structures, only 4 homeowners responded that they would support this change.

With regard to allowing outdoor storage of garbage containers, 9 homeowners responded that this should be allowed. Most of the 9 homeowners noted that the garbage containers should be screened or stored out of sight. If the CCR's are revised in the future to allow outdoor storage of garbage containers, the Board wants them to not be visible from the street and preferably not visible by neighbors.

Laurie will ask Mike Garris (attorney), if it is possible to change the CCR's with regard to antennas without 90% approval from the homeowners, since the FCC prohibits this restriction. She will also ask if there are options for revising the CCR's without 90% approval, as this could be an unrealistic requirement. Terri will ask the Welch's the same question.

Terri will ask the Welch's if they could attend our next meeting to talk about the CCR's.

Depending on what we learn, Terri and Laurie may go through the CCR's item by item and suggest changes.

F. New Business

a. TPSHA Correspondence – Homeowner-related Issues

We received a request from Nathan Senter to post No Trespassing signs around the West pond. John will review the signs we have posted on the fence and replace or add as needed.

Laurie was contacted by Lot 49. They are planning to install a stamped patio and asked if this needed to be approved. We will let them know that yes, it does need to be approved, and that we will act swiftly.

b. Repair of Street Sign Flanges

During this past month, one of our traffic signs located in the Hein's yard fell over. John reset the post and added another 60# bag of cement to the base.

There are two signs that need the flanges repaired (Shadberry & North Entrance). Terri will contact Sign-O-Rama to order the parts. Mike Garris volunteered to make the repairs.

G. Grounds Maintenance

a. Update on North Entrance Landscape Project

The work at the North Entrance is schedule to begin June 5, 2017, and is expected to be completed by June 9, 2017.

b. Review Spring Clean-up

Our Spring Clean-up went well, but we had fewer volunteers this year. Next year we should order less mulch. We estimate that we need 22 yards for the North Entrance.

H. Open Floor

We scheduled our next meeting for Tuesday, June 27, 2017, 6:30 p.m., at Foondle's house.

Laurie noted that at the Annual Meeting it was requested that we should inspect the caps on the pillars at the entrances. Laurie will check with Wes Ichesco to find out what we are to inspect for.

John noted that the fence along Textile Road may need to be replaced at some point in the future. He will get a quote for replacing the fence so we can bring this to the attention of the homeowners.

I. Adjournment

The meeting was adjourned at 8:07 p.m.