

**TPSHA Board Meeting  
Minutes  
December 13, 2017  
6:30 pm – Foondle’s House**

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

**A. Approve Agenda**

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

**B. Approve November 2017 Meeting Minutes**

Moved by Terri, seconded by Marilyn, to approve the minutes. Motion carried unanimously.

**C. Approve Bills/Sign Checks**

Bills paid from the Huntington Bank Main Checking Account:

Check 1039, \$2100.00 – Lee’s Outdoor Services (Lawn Maintenance) Oct/Nov

Check 1040, \$70.00 – Kris Foondle (Miscellaneous) Website Hosting

Check 1041, \$842.78 – Republic Services (Trash Removal) Nov

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

**D. Review 2017 Budget, Financial Statements**

The budget and financial statements were reviewed. All the budgeted items are tracking as expected. No invoice has been received from Blue Water Aquatics for the treatment of the phragmites last winter. We want to pay for these services in 2017. If we don’t receive an invoice from Blue Water Aquatics, Terri will add a line item to the 2018 budget worksheet showing an expected 2017 expense to be paid in 2018.

**E. Old Business**

a. Delinquent Homeowners – Status

- 1 delinquent homeowner

b. CCR Compliance

- The Board reviewed the results. The swimming pool and garbage container amendments have failed by the number of votes against these changes. The other two amendments failed due to lack of participation. We had 72% of the homeowners respond and we need 90% approval to change the CCR’s.
- Laurie will email out to update the homeowners with the results.

- c. Website Update
  - Laurie and Kris will review the website tool available and decide if this is something they will try using or if we'll have someone else create. Pete did hear back from Saline High School and we do have a student that is willing to work on our website.

## **F. New Business**

- a. TPSHA Correspondence – Homeowner-related Issues
  - One homeowner inquired about the results on the amendments
- b. Proposed 2018 Budget - Finalize
  - The board finalized and approved the budget for 2018
- c. Holiday Wreaths for Entrance Pillars
  - We decided to forgo the Holiday Wreaths this year
- d. Agenda for 2018 Annual Meeting - Discuss
  - The agenda was approved as presented
- e. Review Handouts for Annual Meeting (previous annual meeting minutes, directory, budget, sign-in sheet, etc.)
  - We decided to not print directories for all homeowners. We'll print enough for the number of people expected to attend the annual meeting.

## **G. Grounds Maintenance**

- a. Pond Maintenance
  - We have not received an invoice for the Phragmites treatment from last year or this year. John has inquired again with Blue Water Aquatics, but no response yet. Our goal is to receive and pay the invoices in 2017.
- b. North and South Entrance Caps – Kish Masonry Warranty Update
  - John contacted Kish, they said they would stand behind their work.

## **H. Open Floor**

- No items to discuss.

## **I. Adjournment**

The meeting was adjourned at 7:54 p.m.