

**TPSHA Board Meeting
Minutes
March 16, 2015
7:00 pm – Charlie Sheets' House**

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

A. Approve Agenda

The agenda was approved with one revision (removal of "Board Organization and Vote")

B. Approve Bills/Sign Checks

Check 778, \$10,124.00 – Margolis Companies (snow removal, January - March)

Check 779, \$113.96 – DTE (electric bill)

Check 780, \$778.56 – Republic Services (trash removal)

Check 781, \$2.00 – Kathryn Welch (Lot 46 lien release)

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

C. Review 2015 Budget, Financial Statements

The Association's budget was reviewed and found to be on track. It was noted that the interest earned on the road fund was minimal. The net worth as of 3/15/15 was reviewed and it was reported that the Association's two remaining CDs would be maturing: one on 5/17/15 and the other in 2016.

D. Approve February 16, 2015 Meeting Minutes

Moved by Charlie, seconded by Sheldon, to approve the February 16, 2015 meeting minutes with one revision: deletion of the second sentence under the Old Business section. Motion carried unanimously.

E. Old Business

a. Delinquent Homeowners – Status

Two homeowners were delinquent as of this date; Sheldon would follow up with both homeowners.

F. New Business

a. Snow Removal Follow-up from Annual Meeting

b. Snow Removal – Update from Ed

Sheldon presented an analysis of the three different options the Board could consider in deciding how to handle further snow removal: Status Quo, Status Quo with Snow Fund Created, and Road Plowing Only. Three factors to consider when deciding on an option were (1) ease of implementation for the Board, (2) service to the homeowners and (3) ability to prepare an accurate budget.

The pros and cons were discussed for each of the three options, as well as preferences. A point was raised about refunding homeowners a portion of their dues if the option decided upon was Road Plowing Only with homeowners contracting for individual driveway snow removal.

There also was discussion regarding an appropriate balance to maintain in the snow removal budget. The issue of continuity in maintaining the snow removal fund by future Boards was raised. Gary noted that issues such as this were one of the reasons why there was overlap in Board membership.

The Board decided to prepare a new survey for homeowners that explained the options in more detail, as well as a potential dues rebate if the option of homeowners contracting with Margolis for their own driveway snow removal was chosen. The Board also noted that if the Status Quo option were chosen, a surplus in the snow removal fund would be necessary.

Board members asked that a future topic of discussion be establishment of a Beautification Fund for the neighborhood.

Sheldon stated that he still intended to discuss the issue of neighborhood road maintenance/long-range planning with Kris Foondle.

Gary stated that he would contact Royer Held to ask about the status of the Long-Range Planning Committee.

c. Budget 2015

Discussed earlier in the meeting.

d. Republic Recycle Containers – Charlie

No issues to discuss.

e. TPSHA Correspondence – Homeowner-related Issues

Gary noted that a homeowner received a communication from an insurance company regarding a UPS delivery person falling on the homeowner's driveway (the delivery person was claiming workers' compensation). He

said the homeowner then alerted the Board about the issue. He stated that the insurance company was providing notice to the homeowner that a claim may be submitted to the homeowner's insurance company. He noted that this raised the question of liability, which may be a future topic for discussion.

f. 2015 Spring Clean Up Planning

Ed stated that he would provide Meredy with the spring clean-up flyer to include with the quarterly invoice/newsletter. He also stated that instead of seeking homeowner assistance in watering the flowers at the north and south entrances, he would provide the watering using his tractor and water tank.

G. Open Floor

Ed stated he knew someone who would be taking a look at the south entrance lighting in order to provide a cost estimate for repair/replacement.

With regard to the peninsula at the west pond, Ed stated that it used to be park-like and was used by the residents. However, he said it has been neglected over the years and it was his intention to slowly clean up the brush, etc. He raised the possibility of turning it into a park again, with a picnic table(s) for the residents.

Ed also noted that with regard to the west pond, there was very tall grass that has grown along the shore that needed to be removed. He said he would obtain quotes for the cost of removal, as the association rules require the ponds to be clean to the water's edge. The Board decided to discuss payment options once the quotes for the removal were received.

Ed stated that a homeowner brought to his attention the attempt made in previous years for each homeowner to have the same mailbox at the end of their driveway, for consistency in appearance. He said the homeowner would like to see that happen. The Board took this suggestion under advisement.

H. Set Time and Location for Next Meeting

April 20, 2015 (Davis)

The meeting was adjourned at 8:15pm.

