

**TPSHA Board Meeting
Minutes
June 27, 2017
6:30 pm – Foondle’s House**

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

Members Absent: None

A. Approve Agenda

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

B. Approve May 2017 Meeting Minutes

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

C. Approve Bills/Sign Checks

Auto payment 95, \$826.94 – Republic Services (Trash Removal)
Check 1007, \$22.00 – Laurie Foondle (Miscellaneous) pretzels for spring clean-up day
Check 1008, \$29.67 – Charlie Sheets (Grounds Maintenance) round-up
Check 1009 \$1,650.00 – Lee’s Outdoor Service (Lawn Maintenance) May grass cutting
Check 1010 \$4,925.00 – Lodi Farms (Grounds Maintenance) North Entrance

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 last winter. Blue Water Aquatics did not complete the task of removing the phragmites that they cut down in February. Blue Water Aquatics recently treated the ponds for algae.

E. Old Business

a. Delinquent Homeowners – Status

- There are no delinquent homeowners at this time.

b. BofI Federal Bank Status

- Our account is open and ready for us to transfer funds to it. The account pays 0.8% interest.
- We will leave our Huntington Bank Money Market account open at this time. We need to maintain a minimum balance of \$10,000 in this account. The Huntington Bank Money Market account pays 0.1%.
- We need to maintain a minimum balance of \$5,000 in the Huntington Bank General Checking account

- We'll move all but \$10,000 from the Huntington Bank Money Market account (Road Fund) to the BofI ~~Money Market~~Business Interest Checking account by mailing a check to the BofI.

c. CCR Compliance

- Craig Welch joined us to talk about the CCR's. Based on his experience he said we need to try to make it easy for people to make changes to comply. Another suggestion was that we send the CCR's as part of a welcome packet to the neighborhood when new residents move in.
- An important part of the process is establishing standards before we try to enforce the CCR's. For example, if we wanted to manage the location of satellite dishes, we need to document and set the criteria we would use to evaluate the location to determine if it meets our criteria. Once we have our criteria established, we could ask all residents who have satellite dishes to submit the location of their dish so we could review it and determine if it meets our standards. This approach could help set a baseline for enforcing the CCR's.
- Craig also suggested that the board consider adopting rules and regulations that fill in the "gaps". These rules and regulations would establish a process such as sending a letter to a homeowner that is non-compliant, "fining" a homeowner who fails to come into compliance, placing a lien on a homeowner if they fail to pay a fine. These rules and regulations could provide an enforcement mechanism to the board. Although the CCR's do not state "fines" as a method for enforcing the CCR's, the CCR's do not prohibit the use of fines.
- The board thanked Craig for his input and will continue discussions at the board's next meeting.
- Laurie brought to the board's attention that a home on Robal court had an above ground pool in their back yard. Above ground pools are not allowed as stated in the CCR's. Laurie will compose a letter to send to the resident letting them know that they are not complying with the CCR's. [\(Subsequent to the meeting, the Board decided to postpone sending a letter regarding the above-the-ground pool violation in order to address compliance, enforcement and potential revisions as a whole.\)](#)

d. Request for No Trespassing Signs Around Ponds -Update

- John Mason purchased and posted 10 new No Trespassing Signs along the fence line beside both ponds the Thursday before Memorial Day.
- Terri offered to talk with the Washtenaw County Sheriff's Deputy assigned to Lodi Township regarding how to handle trespassers.

e. Repair of Street Sign Flanges - Update

- ~~Laurie Terri~~ discovered that the ~~Brighton Signarama~~ company we used out of Brighton is no longer in business. ~~She was able to track down a business with some connection to the company in Brighton but later learned that they moved~~

~~to Farmington, T~~ and they are working on getting us pricing. The signs we have were a special order item and may no longer be available.

F. New Business

- a. TPSHA Correspondence – Homeowner-related Issues
 - Marilyn received a letter from Farm Bureau Insurance communicating that a company we had contracted with for snow plowing was no longer covered by Farm Bureau Insurance. Since we never actually used this company for snow plowing no action is needed at this time.
- b. Propose DioGuardi (Lot 49) Patio
 - A motion was made by Terri and seconded by Marilyn to approve the patio as proposed by the DioGuardi's. Motion carried unanimously.

G. Grounds Maintenance

- a. Update on North Entrance Landscape Project
 - Lodi Farms completed the project at the North Entrance. Laurie suggested, and other Board members agreed, that we move the shrub located on the far left to the far right hand side as you are facing the plantings. John M. will contact Lodi Farms. An option John suggested is adding another shrub to the far right hand side.
- b. North and South Entrance Pillar Caps – Inspection/Warranty Expiration
 - Pete volunteered to inspect the caps before our next meeting. The caps were installed in 2013 by Kish Masonry and carry a 5 year warranty.
- c. Textile Road Fencing – Update
 - John walked the fence line and determined that it is not in as bad of shape as he thought. There are some areas that need repair.
- d. Crack Sealing of Roads
 - John is having two companies bid on the crack sealing.
- e. Phragmites Clean-up
 - John has attempted to contact Blue Water Aquatics related to the Phragmites treatment and clean up but has not yet received a response.

H. Open Floor

John was contacted by DK Services who does our snow plowing. They asked if we would be willing to renew our contract for two more years at the same price. We agreed to do this.

I. Set Upcoming Meeting Dates

July 25 – Shima's
Sept 13 – Hutter's

Oct 11 – Mason's
Nov 14 – Sheets'

Dec 13 - Foondle's

J. Adjournment

The meeting was adjourned at 8:20 p.m.