

**TPSHA Board Meeting
October 19, 2020
6:00 pm – Virtual Call via Zoom**

Meeting called to order at 6:06 PM

Members Present: Michael Garris (President), Andrew Lovett (Vice President), Janice Raymond (Treasurer), Mike Losey (Secretary), Elizabeth Linkous (Maintenance)

A. Approve October 2020 Agenda

Moved by Janice, supported by Andrew, to approve the agenda. Motion carried unanimously.

B. Approve September 2020 Meeting Minutes

Moved by Andrew, supported by Mike G., to approve the September 2020 meeting minutes. Motion carried unanimously.

C. Approve Bills/Sign Checks

Financials reviewed and discussed.

9/19/2020	1188	Lee's Outdoor Services	Mowing 8/3/20 - 8/...	Lawn Maintenance	R	-1,650.00
9/28/2020		Transfer To Huntington C...		[Deposits Pending]	R	521.00
10/3/2020	1189	Blue Water Aquatics	Inv 20-0215	Pond Maintenance		-1,930.00
			Inv. 20-0740	Pond Maintenance		-950.00
10/5/2020		Transfer To Huntington C...		[Deposits Pending]		2,080.00
10/10/2...	Debit	TPSHA Road Fund	4th Quarter 2020 ...	Road Fund Deposits		-3,050.00
10/12/2...		Transfer To Huntington C...		[Deposits Pending]		1,560.00
10/14/2...	Debit	Republic Services #241	10/1/20-10/31/20	Trash Removal		-894.29
10/17/2...	1190	D.K. Outdoor Services	Inv 44169 Replace...	Grounds Maintenance		-185.00
10/17/2...	1191	Laurie Foondle	Information Officer...	Information Officer		-130.00
10/17/2...	1192	Terri Hutter	Bookkeeper 2020 ...	Bookkeeping		-130.00
10/17/2...	1193	Terri Hutter	Reimburse #10 En...	Office Supplies		-15.89
10/17/2...	1194	Mike Losey	Remburse Pop-A-...	Grounds Maintenance		-141.10
10/17/2...	1195	Lee's Outdoor Services	Mowing 9/7/20 - 9/...	Lawn Maintenance		-1,400.00

Moved by Mike L., supported by Andrew, to approve signing and paying the bills as invoiced. Motion carried unanimously.

D. Review of YTD 2020 Budget/Actuals/Financial Statements

- The financial statements and actuals were reviewed and tracking as expected.
- The TPS three land parcels have been re-designated by the township as parks and now we only will pay winter taxes on them.
- We are ahead of the budget on grounds maintenance because of the late start with mowing.
- The monies coming due from CD's will stay in the money market bearing some interest until the CD market affords a good rate.
- All other items are within expected spending.
- All homeowners are up to date on paying dues with due date not yet here for most current quarter.

Moved by Elizabeth, supported by Andrew, to approve treasurer's report as is. Motion carried unanimously.

E. Old Business

Fence Replacement

The Board reviewed the proposal as submitted in phases. The Board is in agreement we need to replace the fence for safety and aesthetic purposes. We are investigating vinyl for the entrance and replace a length ~ 36 sections.

The Board will approve to plant a large bush between the break in the new and old sections.

Any sections near the entrance replaced where the boards are still viable, these viable boards will replace those missing or broken.

The Board will consider creating a fence line item in the budget for 2021 so the project will be funded moving forward.

Neighbor Survey

Mike Losey presented an email survey for TPS residents. The Board reviewed all questions and discussed. Mike will make some revisions per the discussion. Mike will work with Laurie Foondle to send the survey out in the next week.

Moved by Andrew, supported by Janice, to approve the resident survey and email out. Motion carried unanimously.

CCR Enforcement

No reported or open issues at this time.

Trash, Yard Waste, and Recycle Contract

The vendor was chosen last month. We have received the contract for signature.

If any residents have more than one waste bin they pay the extra amount. The association does not pay for more than one garbage bin per family.

F. New Business

Pond Vendor Proposal

The Board reviewed the proposal for a new vendor. The vendor will call information the November meeting to answer questions. Janice will find the total amount that we paid for current vendor + phragmites abatement charges.

The Board will try and find other quotes for comparison purposes.

Snow Plowing

Snow sticks have to be out by Nov 15th. Mike G. will send out a homeowner communication regarding this.

G. Grounds Maintenance

Repaving in front of the parcel boxes

Mike Losey called a vendor and has not been able to confirm a quote. Will continue to contact the/a vendor. Mike Garris will call a vendor he knows.

Replace tree by north entrance/lattice cover

Tree has been replaced.

Snow removal bids

DK Services contract will be reviewed.

H. Architecture Board of Review (ABR)

Members: Mike Garris, Mike Losey, Andrew Lovett

ABR reviewed, discussed, and voted on the recent homeowner request:

1. Request to approve replacement windows and door for Lot#23 (Bellwether Dr.)

Replacement windows approved by architectural committee as submitted

I. New Business

Halloween Trick or Treating

Residents have asked if we had information on the trick or treating SOP this year. The Board researched and could find no information from Saline and Lodi.

J. Open Floor

No comments

K. Meeting adjourned at 7:58 PM.

Next two meetings scheduled for tentative:

Monday November 16 @ 6:00 PM

Monday, December 14th @ 6:00

Annual Meeting January 25th at 7:00 PM. We will investigate by Zoom or in person if possible.