

**TPSHA Board Meeting  
December 16, 2019  
7:00 pm –Mike Losey’s Home**

Meeting called to order at 7:07 PM

Members Present: Jim Sisung (President), Michael Garris (Vice President), Brian Corcoran (Director Maintenance), Janice Raymond (Treasurer), Mike Losey (Secretary)

Members Absent: none

- A. Approve December 2019 Agenda
  - a. Moved by Brian C. supported by Mike G to approve the agenda. Motion carried unanimously.
- B. Approve November 2019 Meeting Minutes.
  - a. Moved by Jim supported by Janice, to approve the November 2019 meeting minutes. Motion carried unanimously.

C. Approve Bills/Sign Checks

12/15/2...	Debit	Republic Services #241	10/1/29-10/31/19	Trash Removal	-894.29
12/15/2...	1151	... Blue Water Aquatics	6/14/19 weed and ...	Pond Maintenance	-1,880.00
			7/29/19weed and ...	Pond Maintenance	-685.00
			Phragmites cutting...	Pond Maintenance	-1,070.00

Moved by Mike L. and supported by Mike G. to approve and sign check to pay above bills. Motion carried unanimously.

- D. Review of YTD 2019 budget/actuals/financial statements:
  - The financial statements and actuals were reviewed and tracking as expected.
  - Not received Blue Water aquatic bill for the ponds, Brian will call them.
  - Two homeowners outstanding for 4<sup>th</sup> quarter HOA dues. Reminder letters are being sent out from the Board to the homeowners.

E. Old Business

- a. Swap a book share box for North Entrance.

Brian did investigation on cost. Approximately \$500 to pay for the box and another several hundred for installation. This will be an agenda item for the annual meeting.

Moved by Brian and supported by Janice that in the spring of 2020 to install a share a book neighborhood box at the North Entrance and allocate up to \$700 for the installation and construction. Motion carried unanimously.

## F. New Business

- a. Reviewed Budget vs Actuals for 2019. After reviewing all areas of the 2019 budget it was determined that the 2020 is in line with expected expenses for 2020 taking into exceptions such as expected: 3% increase in property taxes and 5% increase of trash removal services as well as the grounds maintenance requirements.

*Janice will make revisions per the discussion and resubmit to Board before the January meeting for budget approval.*

- b. Axos bank account closure discussion and moved funds to better earning accounts.

Moved by Brian supported by Mike G. by to:

- Close the Axos Banking Account and funds moved to Huntington Road Fund Money Market.
- Because Huntington Road Fund CD matures on Dec 17, 2019, the monies from the Huntington Road Fund CD will be moved to the Huntington Road Fund Money Market Account. We will leave \$10,000 in the Huntington Road Fund Money Market.
- Approximately \$108,000 from the Huntington Road Fund Money Market Account will be moved to the general checking and then a check will be issued to CP Federal to open a new longer term CD for the road fund at approximately 3.1%.

Motion carried unanimously.

## G. Annual Meeting Agenda

### H. Grounds Maintenance:

- The general fund checking account discussion about the amount that it contains and any projects that we should in 2020 consider to take care of full crack sealing and or full fence replacement 180 slats and 10 posts needs replacement. Waiting for new Board in the spring to decide this because we do not know the exact amount for 2019-2020 snow removal costs.
- The road estimate is \$200k for a 2-inch topper.

### I. Open Floor

- New Board Members - Need 2 new.
- 2020 accounting software allocation may be needed in budget.

### J. Meeting adjourned at 8:26 PM.

*January Annual TPSHA Homeowners meeting is scheduled for 1/27/2020 7:00pm at Lodi Township Hall. Announcement with Agenda and 2019 Annual Minutes to go out to all homeowners prior to meeting.*