

**TPSHA Board Meeting
Minutes
April 27, 2015
7:00 pm – Ed Grant’s House**

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

A. Approve Agenda

Moved by Sheldon, seconded by Ed, to approve the agenda. Motion carried unanimously.

B. Approve Bills/Sign Checks

Check 782, \$265.00 – Sign-A-Rama Brighton (Shadberry street sign replacement)

Check 783, \$778.56 – Republic Services (trash removal)

Check 784, \$59.21 – DTE (electric bill)

Check 785, \$601.20 – Nature’s Garden (mulch)

Check 786, \$52.54 – Ed Grant (flower fertilizer)

Check 787, \$245.00 – Meredith Shima (bookkeeping)

Check 788, \$1197.00 – Home Owners Insurance (insurance)

Moved by Ed, 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. Sheldon stated that he would investigate the maturation date of CD2219, as well as applicable rates and options, and email the information to the Board members.

D. Approve March 16, 2015 Meeting Minutes

Moved by Sheldon, seconded by Gary, to approve the minutes. Motion carried unanimously.

E. Old Business

a. Delinquent Homeowners – Status

Sheldon stated that he would be sending an email communication to homeowners who were delinquent as of this date.

F. New Business

a. Snow Removal Follow-up from Annual Meeting

b. Snow Removal – Update from Ed

The Board agreed that there were two options to consider in deciding how to handle further snow removal: Status Quo and Road Plowing Only (with owners perhaps paying a reduced dues amount for the last payment of the year).

Ed questioned the possibility of consulting an attorney regarding the association's liability if an accident occurred on an uncleared road/driveway. Following discussion, it was agreed that Laurie would contact homeowner Mike Garris to see if he would be available to attend a future board meeting to discuss this issue.

The Board agreed to first meet with an attorney to discuss the liability issue prior to deciding on a neighborhood survey about the two snow removal options.

c. Budget 2015

Gary suggested that once a decision was made on the snow removal options, a new budget line item be created for the remaining \$8,026.00 in the snow removal fund, entitled Snow Removal Surplus.

d. Waste Management Review

No issues to discuss; however, positive feedback about the weekly yard waste pick-up service was received.

e. TPSHA Correspondence – Homeowner-related Issues

Gary noted that the Vredevels on Burr Stone Court had submitted plans for construction of a screened-in porch on the north side of their home. Board members, following review, found no issues with the proposal.

Moved by Sheldon, seconded by Ed, to approve the screened-in porch proposed by the Vredevels.

f. 2015 Spring Clean Up (May 2) Discussion

Ed noted that everything was ready for the annual clean up. He said a sign was posted at the mailboxes and mulch would be delivered to both entrances.

G. Open Floor

Flower Budget – Ed asked if funds could be allocated again this year for flowers to be planted at the entrances. He also noted that he and Royer Held had discovered a petunia to plant, which Royer had been growing from seed throughout the winter.

Moved by Gary, seconded by Sheldon, to designate a flower budget of \$400.00 and that the funds be taken from donations made by homeowners in lieu of working at spring clean-up day.

Mowing on East Side of Entrance Along Textile Road – Ed expressed concern that this area of grass was being cut too short, noting that it had been left longer the previous year. The Board agreed that the grass height should be 3.5 to 4 inches.

North and South Grass Fertilizer – Ed stated that he spoke with TPSHA’s lawn maintenance contractor, Lee Feldkamp, who mows the common areas at the north and south ends of the neighborhood, about fertilizing the grass along the whole length of Textile Road and the grass at the north end. He said Lee quoted a cost of \$900 for four fertilizer applications.

Following discussion, the Board decided on the following treatment: **South Entrance** – One weed/feed application in the spring along the entire Textile Road frontage and one weed/feed application in the fall out 200 to 300 feet on either side of the entrance along Textile. **North Entrance** – one weed/feed application in the spring on the west side from Brassow Road to the back side (mailbox side) and one feed only application in the fall on the east side of the entrance starting at Brassow and going to the property line and along both sides of the pine trees (nothing behind the pine trees).

Plume Grass Along West Pond Shoreline – Ed stated that he followed up with obtaining a quote for removal of the tall grass that has grown along the shore of the west pond, noting that the neighborhood bylaws require each homeowner with pond frontage to maintain the easement to the water’s edge. Ed said he spoke with Lee Feldkamp who quoted \$900 to perform the work, which included burning the grass and then following up with two spray applications.

Board members discussed history of pond maintenance issues, options to remove the tall grass growing along the shoreline, and property owner responsibility. Board members asked that additional research be done to determine the type of chemicals that would be used in the spray applications. Ed said he would look into this, as well as contact the company who has maintained the ponds to obtain a quote and method of removal.

Address Markers – Laurie recalled the suggestion made recently by a homeowner for identical mailbox posts at the end of each driveway. She said she spoke with the homeowner who explained that he knew of a different private neighborhood who hired a consultant to determine methods of increasing the value of that neighborhood. He said the consultant found that one method was to install the same mailbox posts on each property, noting that this consistency added value to the properties. She asked if the Board would consider implementation of uniform address markers at the end of each driveway, noting that this would be consistent with the recent suggestion for a neighborhood beautification fund. Board members supported investigating techniques for increasing property values, and Laurie stated that she would consult with Sign-A-Rama Brighton, the company who installed the street signs, to see what type of matching address markers were available.

H. Set Time and Location for Next Meeting

May 18, 2015 (Davis)

The meeting was adjourned at 8:40pm.