

**TPSHA Board Meeting
Minutes
November 16, 2015
7:00 pm – Sheldon Davis' House**

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

A. Approve Agenda

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

B. Approve Bills/Sign Checks

Check 820, \$245.00 – Meredith Shima (bookkeeping)
Check 821, \$3,050.00 – TPSHA Road Fund (road fund expense)
Check 822, \$801.43 – Republic Services (trash removal, October)
Check 823, \$45.86 – DTE (electric)

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

C. Review 2015 Budget, Financial Statements

The Association's budget was reviewed. Sheldon noted that the trash removal cost would slightly exceed the budgeted amount (by about \$40), as there was a 3% contractual increase each September.

D. Approve October 26, 2015 Meeting Minutes

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

E. Old Business

a. Delinquent Homeowners – Status

None.

F. New Business

a. Update on Snow Removal Contract

Gary reported that TPS now had a signed contract with Scenic Landscaping, and that he would be the main contact until the new Board was in place after the new year. He stated that it was a three-year contract with fixed pricing, it could be cancelled by the homeowners association after three written notices (problems) to the owner, and the owner guaranteed three or more trucks would be performing each push. He added that appropriate liability insurance was in place. He said intersections would be salted by association request only, and that he would be notified by Scenic Landscaping before each push for informational purposes.

b. 2016 Budget Review

Sheldon explained the proposed budget.

Laurie wondered if a portion of the grounds maintenance budget could be used for repair of the fence along Textile Road. She thought this might be something the new 2016 Board could consider.

Gary stated that he would check with the person who installed the siding on his home for an estimated cost of the fence repair.

The Board discussed the option of adding a "Contingency Fund" line item to the budget to cover costs such as fence repair.

Sheldon stated that he would revise the proposed budget to include a Contingency Fund line item, using a portion of the excess Snow Removal funds. He also would use a small portion of the Snow Removal funds to alleviate the few underfunded line items, such as the Trash Removal line item.

Gary noted that the Board needed to make sure the crack sealing of the neighborhood roads was done next year. He also stated that he would check on the status of the brush removal from the east pond.

c. TPSHA Correspondence – Homeowner-related Issues

None.

G. Open Floor

Laurie reported that the TPSHA website has been revised to add the 2015 Board meeting minutes. She stated that there are two different links on the website that direct the reader to the minutes.

Gary stated that he would send an email to everyone in the neighborhood to remind them about installing their driveway markers. He said he would also send an email to everyone soliciting volunteers for the 2016 Board.

H. Set Time and Location for Next Meeting

December 16, 2015 (Foondle)

January 19, 2016 – Annual Meeting (Lodi Township Hall) *Gary noted that he may have a conflict with the January 19 date, thereby necessitating a change. He would let the Board members know.*

The meeting was adjourned at 8:00pm.