

**TPSHA Board Meeting Minutes**  
**March 21, 2017**  
**6:30 pm – Mason’s House**

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

Members Absent: None

**A. Approve Agenda**

No additional items were added to the agenda.

Motion carried unanimously to approve the Agenda as presented.

**B. Approve February 21, 2017 Meeting Minutes**

Motion carried unanimously to approve the Minutes from the February 21, 2017 meeting as presented.

**C. Approve Bills/Sign Checks**

Check 91, \$828.29 – Republic Services (trash removal)

Check 92, \$1,330.00 – D.K. Outdoor Services (snow removal)

Check 93, \$175.00 – DTE Energy (paid ahead)

Motion carried unanimously to approve the bills/checks as presented.

Terri asked for permission from the board to set-up the Republic Services payment as an auto-payment on behalf of Kathryn Welch. The board consented.

**D. Review 2016 Budget, Financial Statements**

The budget and financial statements were reviewed.

**E. Old Business**

a. Delinquent Homeowners – Status

Terri reported that there are two lots delinquent in their dues payments for the 1<sup>st</sup> quarter. Terri will follow-up with the delinquent lot owners.

b. Banking Update/Action

The new accounts have been opened at Huntington Bank. We will proceed with closing the accounts at Chemical Bank at the end of March after we receive the March bank statements.

We are currently receiving 1.25% interest for the first 90 days in our Business Premier Money Market account. Terri is continuing to evaluate future options. The Bank of the Internet is offering 0.8% interest. This is the highest rate offered based on what we've discovered so far. Terri will continue to research options.

## **F. New Business**

### **a. TPSHA Correspondence – Homeowner-related Issues**

The Board of Directors has received a complaint about a dish antenna on a home in the neighborhood.

### **b. CCR Compliance**

It was pointed out that the BOD is responsible for enforcing the CCR's and that to be consistent and fair we can't pick and choose when and where the CCR's are enforced. With this thought in mind we decided to send out a letter to homeowners that brings to their attention the CCR's. We believe many "new" homeowners may not know that the CCR's exist and need to be followed for the benefit of all homeowners.

We are aware that there are instances of non-compliance that have existed for several years. We will seek feedback on the desire to make changes to the CCR's. An example of this are the dish antenna's mounted on some homes in the association. The BOD does not desire to raise conflicts among neighbors. Rather, the BOD's desire is to be fair and consistent in carrying out their responsibilities.

Laurie will draft a document and send it to the BOD for review.

## **G. Grounds Maintenance**

### **a. Update on North Entrance Landscaping Project**

John is getting another quote from Natures Garden Center for the work to be performed at the north entrance. We have a quote from Lodi Farms. Justin, who worked at Lodi Farms last year and provided the quotation, is no longer working for Lodi Farms so we are less confident that the work will be performed as desired.

## **H. Open Floor**

### **a. Single Email Address on Website (for distribution to all Board members)**

Kris Foondle (our web master) created the ability for people to send an email to the BOD via our website (tpsha.org). The emails are forwarded to Laurie for review and distribution as appropriate.

### **b. TPSHA Clean-up Day Flyer**

Laurie prepared a flyer to send out with the 2<sup>nd</sup> quarter statements.

c. Watering the Flower Boxes at the North and South Entrances

Ed Grant has volunteered to water the flowers at the North and South entrances again this year. We appreciate Ed's willingness to do this. Thanks Ed!

d. Grass cutting in the common areas

John was approached by D.K. Outdoor Services about providing a proposal for cutting the grass in the common areas. We have been satisfied with our current provider and our pricing arrangement so we are not inclined to change. John will verify that our current provider is planning to continue on this year as they have in the past.

e. Yard Waste Pick-up

The first yard waste pick-up this year will be April 6, 2017.

**I. Time and Location for Upcoming Meetings**

April 20, 2017, 6:30 p.m., Hutter – Note change of date!

May 23, 2017, 6:30 p.m., Sheets

June 20, 2017, 6:30 p.m., Foondle

The meeting was adjourned at 8:05 p.m.