

**TPSHA Board Meeting
Minutes
October 11, 2017
6:30 pm – Mason’s House**

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

A. Approve Agenda

Moved by Terri, seconded by John, to approve the agenda. Motion carried unanimously.

B. Approve September 2017 Meeting Minutes

Moved by John, seconded by Terri, to approve the minutes. Motion carried unanimously.

C. Approve Bills/Sign Checks

Bills paid from the Huntington Bank Main Checking Account:

Auto payment, \$826.94 – Republic Services (Trash Removal)
Check 1030, \$3050.00 – Travis Pointe South Homeowners Assoc. (Road Fund)
Check 1031, \$36.26 – Kathryn Welch (Postage) Postage reimbursement
Check 1032 \$375.00 – Ed Grant (Grounds Maintenance) Flower Beds
Check 1033 \$842.78 – Republic Services (Trash Removal)
Check 1034 \$245.00 – Kathryn Welch (Bookkeeping) 4th Quarter reimbursement
Check 1035 \$0.00 – Void
Check 1036 not issued yet
Check 1037 not issued yet
Check 1038 \$1400.00 – Lee’s Outdoor Services (Lawn Maintenance) September mowing

Huntington Bank Road Fund account has been closed and the funds transferred to the BofI Road Fund account.

Moved by Pete, seconded by Marilyn, to approve the bills. Motion carried unanimously.

D. Review 2017 Budget, Financial Statements

The budget and financial statements were reviewed. All the budgeted items are tracking as expected. No invoice has been received from Blue Water Aquatics for the treatment of the phragmites last winter. We want to pay for these services in 2017.

E. Old Business

- a. Delinquent Homeowners – Status
 - None
- b. Repair of Street Sign Flanges – Update

- Shipping on 10/11 or 10/12, John will make a connector for the brackets and Mike Garris will install.
- c. CCR Compliance
- The Board reviewed the proposed letter and ballot prepared by Laurie to send out to homeowners. The letter and ballot were approved to send out with minor changes. Laurie will work with Kathryn Welch to send these out in October.
- d. Website Update
- Pete spoke with Adam Rodrigues the Visual Imaging teacher at Saline High School about the possibility of having a student create a new website for TPSHA.org. Adam is going to check with the teacher of the Website Development class at Saline High School to see if this is a project that they would like to adopt. If the Website Development class is not interested, Adam has students that would be capable of doing this work for a small fee.

F. New Business

- a. TPSHA Correspondence – Homeowner-related Issues – None
- The Mason’s submitted architectural drawings for a roof over their deck. Pete moved approval of the project, seconded by Terri. The motion carried unanimously.
- b. Republic Services Contract – Renegotiation
- Marilyn Sheets renegotiated a new three year contract with Republic Services. The monthly price for the first year is \$837.53 plus a \$5.25 administrative fee for a total of \$842.78. There is a 3% price increase in the second and third years. Terri moved approval of the new three year contract, seconded by John. The motion carried unanimously.

G. Grounds Maintenance

- a. Fence Repair
- Ed Grant and Royer Held have replacement boards and post. John will work with Ed and Royer to repair the fence along the West pond. Pete offered to help if needed.
- b. Pond Maintenance
- The Phragmites have been sprayed again. We have not received an invoice for the Phragmites treatment from last year. John will inquire with Blue Water Aquatics. Our intention is to pay the invoices in 2017.

c. North and South Entrance Caps – Kish Masonry Warranty Update

- Two of the caps at the North entrance have small cracks in the sides. The cap located to the east is in good shape, no cracks are visible. The caps on the pillar next to the mailboxes and the cap located on the island have very small cracks on two of the four sides. John has tried to contact Kish but has not been successful. He will try again.

H. Open Floor

- None

I. Adjournment

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