

Torwood Homeowner's Association  
Board of Director's Meeting  
September 18, 2006  
7:00 PM

Members present: Chris Chapin, Julie Dils, Robin Rasor, Mary Tornquist, Jeff Wilkins

- I. Annual meeting discussion
  - a. Wednesday January 17, 2007 7:00 – 8:30 PM
  - b. Heritage Cafeteria
  - c. Chris will provide projector for PowerPoint presentation
  
- II. Sidewalk discussion
  - a. Bob Thurman filed a permit to remove the proposed sidewalk from the plans – City will discuss this at their meeting on Oct. 17
  - b. Chris will pursue whether B. Thurman will give the HOA any money in exchange for not putting in the sidewalk
  - c. Julie will call the City Planning Commission about how we should proceed. We don't know whether they need to officially hear from the Board before they proceed with anything.
  - d. Mary will draft a memo to the neighborhood, informing them of these plans.
  
- III. Retention Pond Maintenance
  - a. Julie met with Jeff Fordice, who said the developer must be certified by the City to ensure that he has met his maintenance obligations before he officially "pulls out" of the development.
  - b. The Board recommends that the landscape committee should develop a plan for future inspections of the ponds to take place.
  - c. Jeff will construct a spreadsheet to show how much money we should put aside for the inspections, once they become the HOA's responsibility. We will then open a savings account, for the purpose of saving money for retention pond maintenance.
  
- IV. Drainage Issue
  - a. A homeowner has been corresponding with the Board about a drainage problem on his property.
  - b. This is an issue between the original landscaper, the builder and Bob Thurman.
  - c. While it is not the Board's responsibility to fix the problem, we give guidance to resolve this matter. Chris and Julie have asked to see the homeowner's lawn to discuss options.

- V. Mailbox Painting
  - a. We will plan to have the mailbox posts in Phases I and II painted and repaired, and we'll devise a schedule for having the other phases done.
  - b. Mary will determine how many mailboxes are involved.
  
- VI. Landscape Committee
  - a. There was much discussion about the need for a formal plan to present to the HOA.
  - b. Mary will contact other members to relay this message.
  
- VII. Other Business
  - a. Robin will pay the insurance
  - b. Robin reported that 7 homeowners are past due in their association fees. We will discuss this at our next meeting.
  
- VIII. Next scheduled meeting TBA  
Meeting adjourned at 9:00 PM

Respectfully Submitted,

Mary Tornquist, Secretary