

Torwood Homeowner's Association Transitional Annual Meeting

Heritage School Cafeteria

October 25, 2007

7:00 PM

- I. Board member introductions (Julie Dils)
- II. Agenda presented
- III. Explanation of "transitional" status
 - homeowners took control of association in the spring, now we're following the By-laws and henceforth will meet in the fall
- IV. Meeting minutes from January 2007 annual meeting were read (Mary Tornquist)
- V. Committee updates
 - All roles, responsibilities are posted on website
 - Chris explained detail of the architectural committee
 1. Mailbox/post painting update
 - John has been managing the project
 - Project is $\frac{3}{4}$ done
 - Neighborhood (watch) committee report (Cheryl Haller)
 1. Benefits of having this committee were reported:
 - served as vehicle to represent Torwood when discussing bus stop changes with SAS transportation department
 - neighbors volunteered to be informal "bus buddies" (would be available to help kids who needed assistance, while at bus stop)
 - notices of lost pets were sent via email and animals were found
 2. A map of the neighborhood bus stops was displayed
 3. A bus buddy was need for Aberdeen Court – Kathy Mihalik volunteered
 - Landscape committee
 1. Chris gave an overview of accomplishments (Jeff Wilkins was ill and unable to attend meeting):
 - Got a 2-year contract with AK Lawn Care and realized very little cost increase
 - Cul-de-sac landscaping: Melrose Court has been completed and Aberdeen Court was done 10/25
 2. Our goal in updating the landscaping of the cul-de-sacs is to promote Torwood and bring more people in to buy homes here
 - comments were made about the practice of letting neighborhood kids play on the cul-de-sac islands – "perennials that were planted there won't tolerate all of the traffic"

a.) We need to be careful to use common areas for the purposes for which they were intended (per by-laws)

- o comment made about homeowners who have been kind enough to mow the lawn of neighbors who have moved (and haven't had their lawn mowed in quite some time)

a.) The HOA needs to be made aware of cases like these, so we can take proper action

VI Financial Report {Robin Rasor}

- Lawn care/snow removal takes up majority of budget
 1. Questions about collections and special assessments
 - o By-laws give HOA permission to enact special assessments
- Data was presented to show projected annual dues for next two years and how we compare with other subdivisions in the area
- Collections policy was reviewed

VII. Annual Garage Sale

- We need volunteers to chair committee and organize the sale
- Reminder that only garage sales sanctioned by the THA are allowed (per by-laws)

VIII. 2008 THA Board Election

- 2 positions are up for election: Julie Dils and Chris Chapin
- Nominations were sought: none nominated
- A 30% quorum was not reached: 22 were present + 8 proxies = 30. (6 short of quorum)

IX. Question and Answer

- Could the minimum % needed for quorum be changed? (the BOD will investigate)
- Is it possible to conduct web-based secure voting? (Chris C. will look into this)
- Is the BOD monitoring the condition of the detention ponds and making sure Bob Therman is maintaining them? (Chris C. will contact Bob)
- Are there plans to landscape along the new sidewalk? (Landscape committee will consider and research)
- Are homeowners aware of the recent coyote sightings in the neighborhood?
- Can the City of Saline be asked to change their snow plowing practices (i.e. pushing the snow up on lawns)
- What is the status of the bridge proposal to connect Stonecliff Park to Millpond Park? (Paul Borger is chairing a committee to follow up on this)

Meeting adjourned at 8:35 PM