

Torwood Homeowner's Association
Board of Director's Meeting
June 7, 2007
7:00 PM

Members present: Chris Chapin, Julie Dils, Robin Rasor, Mary Tornquist
Member absent: John Zemba

1. Report on action taken regarding two recent neighborhood construction proposals:

- -plans for a residential deck were approved
- -plans for a residential dog run were denied on the basis of location
 - By-laws state that such structures must not be constructed "in front of the rear line of the dwelling"

2. Report on finances:

- 12 residents have either not paid their dues or have paid their dues late
 - 6 residents have paid late, and have paid or will pay the associated late fees
 - 6 residents haven't paid at all – will be turned over to the collection agency

3. Report on landscape issues

- question raised as to why AK Landscaping Co. hasn't been mowing the sidewalk strip between Castlebury and Pembroke
 - homeowners on Castlebury side have always mowed the area between their houses themselves
 - homeowners on Pembroke side have only recently had grass between the houses; it's not their responsibility to mow
 - Chris will ask Jeff Wilkins to clarify mowing responsibilities to the landscapers
- Discussion about next year's winter contract
 - due to rising gas costs, the price has gone up: \$110 per plow for 2 – 6" snow, \$135 for more snow
- Board members completed a survey to determine order of urgency for landscaping renewal of each cul-de-sac in the subdivision
 - because of an earlier decision, we are committed to giving Melrose Court the first priority
 - Aberdeen Court received second priority
 - Chris will get/compile quotes for cost to complete one or both courts
- Chris will get quotes for clean up of garbage on empty lots
- Retention ponds have also been collecting a lot of garbage – should landscape committee try to organize a clean-up day?
- There are some properties in the neighborhood that haven't been mowed on a timely basis – Julie will follow up on this issue

3. Report on mailbox repair/painting

- John Zemba will work with Chris to put together details of the job/work involved and will solicit bids from several companies
- Target date for work details to be in hands of the above companies is end of June

4. Annual meeting

- Annual meeting will tentatively take place on Thursday, September 27
- This meeting will effectively get the HOA on track with a fall annual meeting schedule
 - Julie will secure the meeting place (Heritage School) in July

5. Miscellaneous

- Robin will send welcome information to new folks who have recently moved into the neighborhood
- Robin will send a directory to new folks (I can, but Robin was going to touch base with them anyway...)

Submitted by Mary Tornquist, Secretary