

Torwood HOA
2008 Annual Meeting
Saline District Library, Brecon Meeting Room
October 13, 2008 7:00 PM

Board members present: Chris Chapin, Julie Dils, Robin Rasor, Mary Tornquist
Board member absent: John Zemba

Proxies: 15

Attendance: 17

Chris gave the powerpoint presentation and elaborated on each slide:

1. Agenda and introductions
2. Special recognition of folks who have given their time, energy and talents during the past year
3. Mary read the meeting minutes from last year
4. Torwood Committees

Neighborhood watch (Cheryl Haller)

- One block captain and chairperson needed
- Goal: do a better job welcoming new neighbors
- Cheryl is taking a break as the chairperson and feels she can no longer do the job justice

Architectural Committee

- Read by Sonja Caprarese
- 3 volunteers needed
- accomplishments listed (number received/reviewed, authorized, denied)
 - audience members reported problems with their mailbox posts: 708 Pembroke, Paul Borger
 - questions about what kinds of things are denied
 - mailbox and post replacement policy

Landscape Committee

- Chris defined the role of the committee: leadership role, bring special deals to the neighborhood, review homeowner's requests, annual budget, physical review of the common areas
- 2 volunteers needed
- Accomplishments listed:
 - 2009 is 2nd year of AK contract (clarification from typo in the newsletter)

- Comcast cable buried
- Court updates
- Postponement of topsoil and reseeding along sidewalk between Castlebury and Pembroke: will be done in spring
- Question about plantings along sidewalk: can't be done on city-owned land between sidewalk and road

5. Procedure for applying for project review

- Links on the website

6. Financial Update

- Robin
- Biggest percentage goes to lawncare, snow removal
- Question about insurance policy: does it cover mailbox damage? No
- Detention pond
 - Developer still owns, so is responsible for maintenance
 - We know what the program for costs is, but there is no reason to start saving yet
 - We're due for a 10yr. Cleanup; Chris checked with the City – they are ok with the growth that is taking place in the ponds

- 125 out of 128 homeowners have paid their 2008 dues
- We've had 11 sales in 2008
- 26 vacant lots
- 2 homes owned by banks

7. 2009 Dues

- \$150
- comparison with other subdivisions in Saline

8. Dues Collection Policy

- we've moved up the entire schedule
- we're making progress: fewer have been sent to collections than previous years

9. Annual Garage Sale

- We need volunteers
- Person who chairs this committee can choose the weekend they want to hold the sale

10. New sign – was it effective?

- Chris created sign that advertises goings-on in the neighborhood
- Hangs on wooden Torwood sign

11. Nominations for Board positions: none

- Question about whether John, Mary and Robin are running again – yes, they are
- Quorum was not reached!!
- Appreciation shown for the current Board members
- Can we vote by email: Chris has looked into it and has made some progress toward doing that
- How many people would be interested in paying dues online

12. Goals and objectives for coming year

- Continue with a board of volunteers
- Reduce dues fees for board
- Masterplan developed for mailbox, common area care, detention pond maintenance
- Have all lots developed
- 100% compliance in dues payments
- maintenance of empty lots
- Feasibility of developing a walking trail for residents in wooded areas behind East Castlebury
- Look into harvesting timber in the wooded areas?
- Continue with self-maintained Torwood website

Adjourned at 8:13 PM

Submitted by Mary Tornquist, Secretary