

Torwood HOA
2009 Annual Meeting
Saline District Library, Brecon Meeting Room
October 28, 2009 7:00 pm

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

Attendance: 19
Proxies Received: 14

- 1) Power Point presentation/Introductions and Welcome: Chris Chapin
 - annual meeting procedure explained
 - special recognition for residents who have given their time, energy and talents
 - note that volunteers are needed in various capacities
- 2) Minutes from last year's meeting: Mary Tornquist
- 3) Committee updates: John Zemba
 - focus on volunteering – people are needed to fill the empty slots on all committees
 - A. Architectural Committee: overview of the committee's purpose and responsibilities
 - a) accomplishments were listed
 - b) 6 project reviews were authorized, 1 was denied
 - c) question raised about the type of issues that should be submitted for project review – answer: any changes to the original house
 - d) the committee worked with the City to outline the process for maintenance of the subdivision's detention ponds
 - Bob Therman, developer has moved on without clarifying his responsibilities concerning pond maintenance
 - Questions about how Bob's early departure will affect the HOA's role in care of the detention ponds
 - B. Neighborhood (watch) Committee: Julie Dils
 - a) background about committee
 - b) Torwood is the only subdivision in Saline to have a Neighborhood Watch organization
 - c) we need one more block captain for section D: Kathy Mahalik volunteered
 - C. Landscape Committee: Chris Chapin (for Jeff Wilkins)
 - a) process for submitting a project review is located on web page
 - b) accomplishments from past year:
 - mulch special
 - spring clean-up
 - warranty-covered plants replaced as needed
 - sidewalk border re-seeding project
 - 5 project reviews approved
 - new 3yr. snow/lawn contract negotiated
 - c) 2 yr. agreement with AK Lawncare is up. We asked for competitive bids from several companies for a new contract.
 - question asked about whether we can choose to not maintain the Pembroke-Castlebury sidewalk border during the winter – we think not, since it could be a liability and the City may say we are required to maintain

- 4) Financial Summary: Chris Chapin (for Robin)
 - A. \$5252 estimated year-end finish
 - a) includes 10% required reserve fund, \$800 escrow for mailbox posts
 - B. Validating with the bank (owns empty lots) that they received newsletter and dues owed in 2010, or perhaps ownership in maintaining detention ponds and other developer responsibilities.
 - C. 128/154 homes are eligible to pay dues. 124 paid last year; 4 are in Collections with no results, next step is to put a lean each property.
- 5) Annual Garage Sale: Julie Dils
 - outline of procedure
 - this is the only board-sanctioned sale
 - organizer has ability to choose the weekend they desire
- 6) Landscaping along Austin Road: Chris Chapin
 - Bob Therman never completed his landscaping plan before he withdrew from the development
 - A. Proposal: begin a landscaping project in 2 or 3 stages along Austin Road near the front entrance
 - B. Landscaping would consist of a variety of pine trees, shrubs and flowering plants
 - C. Vote to support or oppose: 14 (of 19) support
- 7) Elections
 - A. Two board positions are open; Chris Chapin and Julie Dils will not run again
 - B. Paul Berger was nominated
 - a) we are still short one position
 - b) it was pointed out that board members and volunteers tend to come from homes located near the front of the subdivision
 - c) proxy votes will be tallied and an email will be sent out, notifying residents of the results
- 8) Directory: Julie Dils
 - A. If residents wish to have their information included in the new directory, they must fill out a form
- 9) Question and Answer
 - There is an opportunity to develop walking trails in the wooded area bordering the subdivision
 - Paul B. asked about harvesting "marketable timber" in the common/wooded areas behind Torwood – suggested we have an analysis done and ask questions about whether the City has a policy against deforestation

Meeting adjourned at 8:45 pm

Submitted by Mary Tornquist