

Torwood HOA
2010 Annual Meeting
Christler Room, United Methodist Church, Saline
October 19, 2010 7:00 pm

Board Members present: Paul Borger, Robin Rasor, Heather Singh, Mary Tornquist, John Zemba
Committee Member presentation: Chris Chapin, Landscape

Attendance: 16
Proxies Received: 7

- 1) Power Point presentation/Introductions and Welcome: Paul Borger
 - 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) Building activity report: Paul Borger
 - Danny Veri – Livonia Builders
 - Houses he builds are in the same bracket as resale: \$102 – 110/sq.ft.
 - 9 houses are underway: 5 of these have been sold already
 - o status on each one
 - o one of the houses will look high (elevation) because of problem with utility connections – Danny will grade around it
 - o Lot 121 also has high elevation because Bob Therman changed the drainage/elevation plan
 - o Comment from resident: the City has washed their hands of this elevation problem – can we do anything about that? (No, but Danny has agreed to fix the grading to alleviate drainage issues with the neighbors)
 - o Another resident questioned whether the Board would be able to assert any authority over the builder (yes, since the developer is no longer present. However, our By-laws don't address drainage issues)
 - o Question about drainage in the subdivision – it is our thinking that we will not have to build new drains in the future – the present drains are sufficient and can be tied-into.
 - o Property tax question from a resident: has anyone successfully argued with the City about the SEV rate? No, the consensus was that it seems reasonable.
 - Paul reported positive activity – Danny has been cooperative with the Board

- 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) thanked Sonja Caprarese and Chris Chapin for their service on the committee
 - b) 5 project reviews were received and approved during the past year
 - c) the committee has recently begun taking an active role in approving new building sites
 - d) the committee has done background work on finding out what is necessary in order to maintain the retention ponds and has started saving money for this future project.
 - B. Landscape Committee: Chris Chapin
 - a) process for submitting a project review is located on web page
 - b) 2010 accomplishments:
 - o through Kevin's Landscaping, replaced dead plantings (10% loss budgeted), mulched and placed new plantings
 - o 2nd annual spring clean-up
 - o Austin Road project: 22 spruce trees planted (3 were funded by homeowner, Randy Hitchcock)
 - § explained initial roadblocks that prevented following original schedule
 - o 2 project reviews approved
 - o new 3yr. snow/lawn contract negotiated

c) Chris showed slides of plantings/improvements that are planned for the front entrance and cul-de-sacs

4) Minutes from 2009 annual meeting read by Mary Tornquist

5) Financial Summary: Robin Razor

- reported that we are able to collect dues on the empty lots: \$150 x 25 empty lots = \$3,750 more revenue
- budget is approx. \$20,000
- out of 153 homes, only 1 is currently in collections
- 2011 budget is on track, with mostly fixed items
- money is set aside in escrow for retention ponds and mailboxes
- we need to find someone to complete a reasonably-priced audit of the books
- Our dues are still low!
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6) Annual Garage Sale: Paul Borger

- outline of procedure
- this is the only board-sanctioned sale (other than Board-approved moving sales)
- Sarah An volunteered to organize next year's sale

7) 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

8) Elections

- A. Two board positions are open; Robin Razor and Mary Tornquist will not run again.
- B. John Zemba's name is on the ballot, along with nominated resident, Steve Ingram
 - a) Tom Krisher volunteered to have his name on the ballot
- C. Ballots were passed out and results are: a majority of votes were received for John Zemba, Tom Krisher and Steve Ingram. They will join Paul Borger and Heather Singh on the 2011 Torwood Board of Directors

8) Question and Answer:

- Paul Borger reported on a project: He is investigating the possibility of having a "selective cut" done on the 13 acres of common woodland. A forestry consultant estimated the value of the marketable timber to be at approx. \$10,000.
- Short discussion about walking trails in the common woodland – it would be nice to have access to the wooded areas
- Question about when the St. Andrews's Church construction project would be completed: sometime in 2011
- Question about who is responsible for planting the trees on the easement between the street and sidewalk: the City does this. Since the City doesn't have a big budget for replacing trees, we need to take care of our trees by being careful not to build up the mulch around the trunk so that it rots.
- Mailbox posts: John is working on developing a plan for replacement. Should we notify homeowners about the process for replacing mailboxes when that becomes necessary?
- Solicitors: advertisements/fliers that are placed in paper tubes and fly around the neighborhood are a problem – how can we discourage this practice?

Meeting adjourned at 8:15 pm

Submitted by Mary Tornquist