

Torwood Homeowners Association
Board Meeting
August 2nd, 2011
7:15 pm

1. Present: Paul Borger, Steve Ingram, Heather Singh
Absent: Tom Krisher, John Zemba

2. Financials: Steve Ingram
 - \$150 in outstanding dues - 1 homeowner has outstanding dues for 2011
 - The Homeowners Association currently holds \$17,916 in checking and \$2,803 in savings
 - Board members agree to move whatever money remains, less \$2,00, at the end of the fiscal year into savings to be earmarked for maintenance of the retention ponds

3. Landscape Committee:
 - Board members have been making efforts to be certain the new homes have been submitting and completing landscaping plans
 - Board will check in with landscaping committee to see if there is a need to be more proactive about landscaping plans for new and current homeowners

4. New Business
 - Timber Management
 - Paul agreed to take steps to get a formal review of timber management plans on common areas
 - Possibility exists of timber management plan making it possible to create trails through common lands
 - Danny Veri of Livonia Builders has agreed to allow for staging of trail creation as well as agreeing to lay down mulch and crown the trails
 - Board discussed possible creation of Common Land Development Committee
 - Encroachment onto common lands and adjacent property
 - Easements
 - Steve has been in discussions with Mr. Fordice from the City of Saline to determine exactly what can be done on easements found within Torwood, such as removal of undergrowth or placement of landscaping elements
 - Board discussed the need to have a written policy within the By-Laws regarding easements
 - St. Andrews
 - Board has been notified by St. Andrews regarding concerns of encroachment onto church property
 - The Board is awaiting further information and a formal survey from the church
 - Common Grounds
 - Board members agreed to review formal survey of common land borders which will be completed during timber management plan and visually inspect for encroachment
 - Heather will compose a letter to be sent to Torwood homeowners to remind them of being mindful of property lines

- Homeowner complaints
 - The Board received a formal complaint from a homeowner regarding a neighbor's cat
 - Board members have been researching policies of other homeowners association's and sought legal advice from Mr. Frankena, the Association lawyer who drafted the By-Laws
 - Board members agreed By-Laws referring to pets do not prohibit roaming pet cats
 - Board also expressed concerns about the enforceability of By-Laws regarding pets if the pet in question is roaming at night and during times when it cannot be verified to be causing an unnecessary or unreasonable nuisance
 - Similar complaint came before City Council of Saline in the summer of 2010 and the City determined that City ordinances regarding animals did not apply to roaming pet cats nor could be reasonably enforced by the City
 - The Board received a formal complaint about dogs urinating close to the front of a homeowners house
 - The homeowner was advised that dogs are not allowed to roam free at any time within the limits of the City of Saline, including Torwood
 - City of Saline ordinance also designates dogs that urinate on private property to be “not under [the] reasonable control” of their owners and a complaint can be filed with the police
 - The Board received a formal complaint regarding a pile of debris in a neighbor's yard
 - The neighbor was approached about the pile and claimed it as a “compost pile”
 - The Board has been investigating the common acceptable use of the term “compost” and agreed that a compost pile should not contain solid materials such as building materials, treated wood, or large pieces of wood and should only contain materials that will break down within 6 to 9 months

Meeting adjourned at 10:00 PM