

Torwood Homeowner's Association
Board Meeting
February 9th, 2011
7:15 pm

1. Present: Paul Borger, Steve Ingram, Tom Krisher, Heather Singh, Chris Chapman (Landscaping Committee)
Absent: John Zemba

2. Financials: Steve Ingram
 - Began 2011 with ~ \$11,000
 - \$7600 in outstanding dues
 - 29 homeowners have outstanding dues
 - Danny Veri (builder) owes dues for approx. 23 lots
 - Online payments for Kevin's landscaping had expired. Steve will pay for January and February and begin auto payments thereafter.
 - Steve will verify 2011 budget with Robin Rasor
 - Of the 60 survey respondents, 71% want to continue the directory. It was suggested the directory could be sent out to interested homeowners as a .pdf file
 - Steve would like to take up the issue of the dues invoice and due date at a future meeting

3. Landscape Committee: Chris Chapman
 - Tom Arehart from St. Andrews church on Austin road requested to be present at meeting to provide an update of the construction and expansion project at the church
 - There are no plans for a daycare or school at this time
 - St. Andrews is taking measures to protect Torwood residents from lighting and noise
 - net lighting will be the same as pre-project levels
 - fixtures will provide downward lighting only
 - trees will be planted to provide natural screening
 - St. Andrews will re-establish prairie grasses on open areas
 - St. Andrews will maintain a mowed property line around its perimeter to be walked and inspected
 - Some Torwood properties have extended with landscaping and personal property onto parish property
 - Columbarium will be located approximately dead center on church grounds
 - Security cameras will be monitoring the exits, entrances, and columbarium
 - Fire pit has a locked steel cover
 - St. Andrews will restore wetland near man-hole drain on east side of property

4. New Business
 - St. Andrews would like to put a metered water flow stand pipe off of Torwood retention pond on north-west corner of parish property
 - Board agreed to consider the option after receipt of formal request/proposal by parish
 - Approval would depend on inspection and recommendations of City Engineer
 - Two homeowners are in violation of Torwood By-Laws. Vehicle violation letters will be sent.

- Drainage
 - Tom Krisher has been visually inspecting easements behind Torwood properties
 - Board should investigate what steps it can take to ensure easements are protected to provide for adequate and proper drainage
 - Board should also investigate whether builders and/or homeowners have modified existing easements
 - Board should verify that current builder is notifying new owners of easements

Meeting adjourned at 10 PM