

Torwood Homeowners Association
Board Meeting
November 22nd, 2011
8:00 pm

1. Present: Paul Borger, Steve Ingram, Heather Singh, Tom Krisher
Absent: John Zemba
2. Financials: Steve Ingram
 - \$150 in outstanding dues for 2011 - 1 homeowner has outstanding dues for 2011
 - 2012 dues are already being collected
3. Landscape Committee:
 - Board discussed the need to compose a letter to be issued to new homeowners regarding plantings and easements
 - Board discussed the need to revise the Landscaping Application to include clarification of the Board's expectations regarding easements, water flow, and planting and removal of trees and natural growth
4. New Business
 - Nomination of Officers
 - Paul expressed an interest in the Member-at-Large position and nominated Heather for Board President.
 - Heather nominated Paul for Member-at-Large
 - Steve expressed an interest in remaining Treasurer
 - Board agreed to table selection of officer positions until all Board Members could be present and/or express their position preference
 - Builder Update
 - As of the date of the meeting, Livonia Builders has 4 unsold/undeclared lots
 - Livonia Builders has informed the Board of their intentions to put foundations on the remaining lots in March of 2012 for buyers or spec homes
 - Paul will approach Livonia Builders regarding their plans to possibly terrace the hill behind lots 108 and 109
 - Currently, the placement of mailboxes at newly completed homes is up to date
 - Drainage in the rear of Lots 125-127
 - The Board received a letter from a homeowner expressing concerns regarding the control of storm water behind lots 125-127
 - The Board has been informed the homeowner has met with officials from the City of Saline
 - The Builder will be completing the final grading on these lots in the spring of 2012
 - The Board agrees to continue taking an active role to ensure the proper management of storm water behind these lots
 - Fire Hydrants – the Board agreed to purchase and place orange, reflective stakes to mark the location of all 18 hydrants within Torwood to keep the hydrants visible during heavy snowfalls
 - Master Deed – Board agreed to take action to procure a current and complete copy of the

Master Deed and By-Laws

- Property Line Encroachment
 - Board has been informed that St. Andrew's Catholic Church of Saline has surveyed and staked property lines along the border of Torwood and the church property
 - It is the Board's understanding the Church will begin to enforce its property lines and discourage any encroachment onto church property from Torwood residents in the near future
 - The Board discussed the need to send an informational email at a future point reminding residents to be aware and respectful of property lines
 - The Board agreed to take steps to further understand the Church's landscaping plans along its border with Torwood
 - The Board also agreed to further investigate possible encroachment onto Torwood common space and the need to address this topic at a future time
- Maintenance of Torwood Common Space
 - Board discussed the need to contact the appropriate government agencies regarding the maintenance of the retention ponds, especially the NE pond which appears to be holding water longer than desired
 - Board expressed concern regarding the accessibility of the common wooded areas of Torwood once foundations are placed on the remaining undeveloped lots
 - Board received a letter from homeowners bordering the wooded lots expressing their concern with any future plans to alter the wooded areas or create walking trails
 - Board agreed all Torwood Common Land as indicated in the Master Deed belongs equally to all Torwood Homeowners
 - Board members will continue researching to better understand the most efficient and effective ways to manage and maintain Torwood Common Space for the benefit of all Torwood residents, now and into the future

Meeting adjourned at 9:30 PM