

Torwood Homeowners Association  
Board Meeting  
March 1st, 2012  
7:10 pm

1. Present: Paul Borger, Steve Ingram, Heather Singh  
Absent: Tom Krisher, John Zemba
2. Financials: Steve Ingram
  - \$150 in outstanding dues for 2011 - 1 homeowner has outstanding dues for 2011
  - 16 homeowners still owe 2012 dues as of February 27<sup>th</sup>, 2012
  - THA has sufficient funds in the bank to continue paying monthly bills and cover upcoming spring 2012 expenses
3. Landscape Committee:
  - Board voted to give a formal thank you to Chris Chapin for his many years of service on the Board and Landscape Committee and decided on a \$50 gift card to locally owned and operated Ace Hardware
4. Old Business
  - Maintenance of Torwood Common Space
    - A dead and a damaged tree on the common space, near the edge of a privately owned lot, were determined to be a risk and felled by a company hired by THA
    - Board discussed the liability concerns of allowing residents to generate fire wood from the downed trees
    - Board agreed to ask an insured professional tree service if they would be willing to cut up one of the trees to be offered as fire wood to the Association members in exchange for the ability to take the other tree for their own use
  - Retention Ponds
    - Tom reported earlier via email that he has received the list of companies that perform retention pond maintenance from John and will begin the process of obtaining estimates of expenses and time involved with completing maintenance of the 2 ponds within Torwood
    - Board expressed concerns over the length of time the ponds are taking to absorb all of the water they are receiving and believe a project should be started by May 2012
  - Drainage behind Lot 127
    - Board members have been making repeated visits to the area behind Lots 125-127 to keep watch on the progress of drainage
    - Livonia Builders has been informed of homeowners concerns and reports that final grading and sodding of the area will not begin until April or May of 2012
    - Washtenaw County Drain Commission recommends grassed, above ground drainage swales, such as the one planned by Livonia Builders, in their description of best practices for dealing with storm water drainage
    - Photos taken immediately after the rainfall of 02/29/2012 indicate no standing water directly behind Lot 127, despite significant water levels in the retention pond in the north-east corner of the subdivision
5. New Business
  - Spring Clean Up will be held on April 21<sup>st</sup>, 2012
  - Steve approached Livonia Builders with a request to take approximately 11 boulders, uncovered

during the excavation and grading of the area behind Lots 108 and 109, for use in enhancing areas of the Torwood Common Space. Board approved spending approximately \$300 to have the boulders moved

Meeting adjourned at 8:30 PM