

Torwood Homeowners Association
Board Meeting
June 6, 2012
7:00 pm

Present: Heather Singh, Steve Ingram, Tom Krisher

1. Retention ponds

Board members discussed the projects to maintain the two storm water retention ponds. Tom Krisher reported that he had several discussions with an engineer from Atwell Hicks in Ann Arbor about the project. In negotiation, the engineer Todd Pascoe, said he could do bare-bones engineering work with minimal staking and meeting with a contractor for \$1,900. Board members questioned whether we wanted full engineering drawings, which would cost about \$4,500. They discussed if the original drawings for the ponds could be found, if they could just be dug out to return to the original elevations, and what that would cost if we just followed the old drawings. Pascoe told Tom that we might be able to get by with just digging the channels and removing vegetation so the ponds flow properly.

2. Access points

Board decided to proceed with mulching two entry points for the wooded common area off West Castlebury Circle. Steve would look into hiring Lodi Farms to build up the access point elevation between lots 112 and 113, bring in mulch and move stones. Lodi also could bring in a power rake to clean the surface of the trails if they are developed.

3. Financials

Steve reported that the board is in decent shape with cash reserves needed for the ponds, depending on the cost. He is looking at ways to cut expenses, including going to every-other-year aeration of community properties. Board discussed cutting mailings in favor of hand delivery of the annual newsletter to save money.

4. Build-out celebration

The board discussed having a big community party after the foundation is laid for the last house to be built in Torwood. Heather was to investigate with the city the possibility of blocking off Bannock Court and having people roll their barbecue grills to cook dinner.

Meeting adjourned at 8:45 p.m.