

Torwood Homeowners Association
Board Meeting
August 13th, 2012
7:30 pm

1. Present: Paul Borger, Steve Ingram, Heather Singh, John Zemba
Absent: Tom Krisher
2. Financials: Steve Ingram
 - \$150 in outstanding dues for 2011 - 1 homeowner has outstanding dues for 2011
 - 1 homeowner still owes 2012 dues as of August 13th, 2012. Homeowner has pledged to pay dues in full by the end of the year
 - Livonia Builders still owes dues on 5 lots. Steve will call Title Company to obtain payment
 - Steve estimates we have \$20,000 in the bank to fund detention pond maintenance
 - Board is taking steps to determine if a special assessment will be required
 - Steve will approach Key Bank to inquire if it is possible to secure a loan based on 2013 dues to pay for detention pond balance
3. Old Business
 - Detention Ponds
 - Board reviewed proposal from Washtenaw Engineering to perform initial survey of ponds, create maintenance project proposal, take bids and assist with contractor selection process
 - Board agreed to hire Washtenaw Engineering and pay the initial \$2900 fee to contract their services, begin survey work and plan development as well as advise on proposal put forth from St. Andrews Church
 - Second Chance Garage Sale
 - Heather reported the garage sale is scheduled to take place on Friday and Saturday, August 17th and 18th from 9am-3pm and advertising has gone out to area businesses and online
 - Currently, there are 8 homeowners planning to participate
 - Board agreed it would be a benefit to homeowners to continue holding 2 annual garage sales
 - Build Out Party
 - Approximately 10% of homeowners responded they would be interested in attending a neighborhood party
 - The residents of Aberdeen Ct. have volunteered to host the party on their street
 - The party will be planned for Sunday, September 16th from 4-7pm
 - Heather will contact the City of Saline to close the street from 3-8pm
4. New Business
 - Easements/Common Elements/Encroachment
 - Board conferred with Association attorney Karl Frankena who reiterated all areas marked as common space on the Master Deed are owned and controlled by the Association.
 - Board would like to release a letter to all Torwood homeowners advising them to be aware of possible encroachment onto neighboring property and take steps to correct
 - Board discussed the need for a system to be in place for homeowners adjacent to common spaces to approach the Board with landscaping and maintenance concerns
 - Annual Meeting/Newsletter
 - Board set the date of the Annual Meeting for Tuesday, October 16th at 7pm to be held at Saline United Methodist Church. John will reserve the room with the church

- Newsletter will need to be mailed by September 15th
- All materials for the newsletter will need to be submitted to Heather by September 1st
- Steve will be running for another Board term. John and Tom will decide whether they will run again
- Request for nominations will appear in the newsletter
- Trails
 - Board would like a vote for whether or not to begin work on a trails project in 2013 to appear on a ballot in the newsletter and be open for discussion at the annual meeting
 - Board will look into other area subdivisions with walking trails

Meeting adjourned at 9:15 PM