

Torwood Homeowners Association
Board Meeting
Sept. 11, 2012
7:00 pm

Present: Heather Singh, Paul Borger, Tom Krisher, John Zemba

1. Dues

Heather reported that Livonia Builders has paid dues in full on five remaining lots, leaving only one property owner delinquent for the year. Steve Ingram was communicating with the property owner and expected this year's dues, as well as delinquent dues for previous years, to be paid.

2. Retention Ponds:

* The board voted in favor of a \$50 one-year special assessment next year to help pay for cleaning out and maintaining the community's two storm water retention ponds. The assessment could be adjusted depending on final estimates from Washtenaw Engineering and bids from contractors. In July the board hired Washtenaw Engineering to design, engineer and supervise work on the ponds to make sure the elevations are correct and they flow properly. The board will ask Bob Wanty, the engineer assigned to our project, to attend the association's annual meeting at 7 p.m. Oct. 16 at First United Methodist Church of Saline. Initial estimates to do the work are about \$12,000 to excavate each pond, plus \$4,700 for engineering and design work. This totals \$28,700. The board has about \$18,000 saved for the work. It plans to take about \$5,000 from 2013 dues, and the special assessment would generate about \$7,500. That totals roughly \$30,500.

* On advice of Washtenaw Engineering, the board decided against a request from St. Andrew's Church to slow the flow of water from the Pembroke Drive pond. Paul Borger provided copies of a report from Washtenaw Engineering that said slowing the flow could cause standing water or flooding.

3. Nature Trails

The board decided to ask the community to vote and advise on whether it should explore finishing the trails in the woods west of West Castlebury Circle in 2013. Also discussed was forming a committee to advise the board on trail construction with a representative from each of the community's building phases.

4. Board Election

Tom Krisher informed the board that he would not seek election to another term.

Meeting adjourned at 8:40 p.m.