

Torwood Homeowners Association
Board Meeting
Oct. 1, 2012
7:00 pm

Present: Heather Singh, Steve Ingram, Paul Borger, Tom Krisher

1. Retention Ponds

Paul Borger reported that Bob Wanty of Washtenaw Engineering, the company hired by the board to draw up and manage cleaning out the retention ponds, has not told him of any bids received from contractors to do the digging. Paul was to speak with Wanty later in the week about making progress on the project. The board wants to report cost figures to the community at the annual meeting on Oct. 16.

2. Common Areas

Work has been finished on the access points to the common areas west of West Castlebury Circle. The board is awaiting an advisory vote at the annual meeting on whether to proceed with creation of a trails project in 2013. The vote is to gauge resident interest in seeing the Board delve into a trails project next year. If the trails project is approved, the Board will begin to investigate and create the best plan for the neighborhood, possibly through a separate committee or through the board with open meetings for all residents to weigh in. President Heather Singh said some residents have been told incorrectly that the board plans to cut live trees to build the trails, which is not true. Only dead trees that could pose a danger to walkers are being removed. There has been no decision on a separate issue of a forestry project to manage the wooded areas. Such a project is intended to promote the growth of native trees and plants so the forest benefits the community for years to come. The Board agreed there is no immediacy to do the forestry project. It would not be done without a community-wide vote.

3. Financials

Treasurer Steve Ingram reported that the association currently has \$17,640 in its checking account. At the start of the year the checking balance was \$11,956.80.

Dues collected in 2012 were \$21,716, with \$711 yet to be collected.

After expenses from 2012 for Landscape maintenance, retention pond engineering, construction of the common space access points and other smaller items, Steve forecasts that we will end the year with a total of \$15,566 in the checking and savings accounts combined. Major expenditures during the year included \$7,120.40 to Kevin's Landscaping for mowing, snow removal and other maintenance; \$2,900 for retention pond engineering; access point construction and

rock placement, \$2307.20 ; removal of large dead tree from common area that could fall on a house, \$650; replacement of dead trees along Austin Road that were out of warranty, \$1,222. There are still expenses to be paid in the fourth quarter for landscape maintenance, engineering and smaller items. Of the money spent on the access points, nearly half went to install a drainage pipe and collector head so water would flow around a cluster of trees and the trees would not need to be removed. The Board was unable to take advantage of an offer from Livonia Builders to provide fill dirt and grading of the northern access point at no expense to the Association, which added, unexpectedly, to the cost. The board decided that it should review bank statements at each monthly meeting as one part of a larger system of financial oversight. It also decided to have a standing meeting date on the third Tuesday of each month, unless the date is changed by the board.

Meeting adjourned at 8:45 p.m.