

Torwood Homeowners Association  
Special Board Meeting  
Oct. 30, 2012  
7:00 p.m.

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

1. Retention Ponds

The board decided to hire G&W Excavating LLC of Jackson, Mich., to perform the work needed to maintain the community's two storm water detention ponds. G&W submitted a bid of \$10,300 for both ponds, about half the cost that the board had expected from preliminary estimates.

Bob Wanty, an engineer from Washtenaw Engineering, the firm hired by the board to design and manage the pond work, told the board to expect about \$12,000 in total excavation costs including a necessary permit from the state Department of Environmental Quality. An MDEQ permit is necessary for work performed within 500 feet of a lake or stream. G&W will also apply for a soil erosion permit.

G&W was the highest of two bidders on the project, but Wanty recommended hiring the company because of a good work record on past projects and because it typically charges less for changes the board might want to make as the work evolves.

The company will dig new trenches from the outlets that carry storm water into the ponds to the overflow pipes or discharge point. The trenches will be 1- to 2-feet deep and either 4 or 8 feet wide depending on the type of equipment used to dig them. Soil from the excavation would be placed on the ponds' banks and seeded. Cattails would eventually grow in the trenches. Wanty said the ponds will drain properly without any further excavation. Washtenaw Engineering will draw elevations and stake the trenches to guide the contractor. Wanty said he would be surprised if any further maintenance would be needed in the future because most of the sediment now in the ponds came from the time when homes were still under construction. That source is now gone because homes are now on all lots in Torwood. Work could be performed as early as this winter and is estimated to be completed within three weeks of the start date.

The contractor will also clean the pipes from the outlets to the overflow as well as excavate and replace the stone around the collectors. Many of the trees will remain, and although they will slow the flow of water, trees are an important part

of the wetland system. It is possible the contractor will need to return in the spring for final grading and seeding if the weather prevents it at the time the work is completed.

G&W will provide Association with detailed contract and a copy of its insurance. The company will make provisions to move equipment over the sidewalks and repair any damage to the sidewalks resulting from its work on the ponds. G&W will replace the grate over the intake pipe at the northern pond.

Although the costs have not been finalized, the excavation (\$12,000) and engineering (\$4,700) will total about \$16,700. The treasurer has projected that we will end this year with \$15,566. The board has started to collect a \$50 special assessment for 2013 to pay for the ponds that will bring in \$7,650, bringing the total available for the pond project to just over \$23,200. That means we will have about \$6,500 more than the cost of the project. That doesn't include any unspent money from 2013 regular dues of about \$22,000.

The board decided to continue collecting the special assessment until the final cost of the pond work is known. It discussed the possibility that the special assessment money wouldn't be needed for the ponds and that it might be put to use for another project, perhaps replacing worn-out mailbox posts. The community would be notified in if that happens. Any overage may also be returned to the homeowners or subtracted from 2014 dues. There may be a vote on this topic at the 2013 Annual Meeting.

Meeting adjourned about 8:15 p.m.