

Torwood Homeowner's Association
Board Meeting
July 25th, 2013
7:45pm

Present: Heather Singh, Steve Ingram, Matt Gifford
Absent: Tina Munroe

1. Detention Pond Project:

The board is seeking another quote from a different construction company to perform the maintenance on the ponds. The southern pond has too much water for work to be performed. The board received an invoice from Washtenaw Engineering. After contacting our project manager, the board was advised not to pay the invoice and he confirmed that our remaining balance is not due until the work is complete.

2. Hill Behind Lots 108 and 109:

Letters and emails were sent to the residents adjacent to the hill to ask if they will continue to water this area. Kevin's Landscaping will replace 1 oak and 1 juniper for free as they are under warranty.

3. Architecture/Landscape Committee:

Meeting to be scheduled with the committee to discuss upcoming projects including the replacement of mailbox posts, the front entrance maintenance, and dead trees in the right-of-ways throughout the sub. The board is still looking for a volunteer to add to the committee to bring it to 5 members. Plans discussed to compose a document to give to all homeowners adjacent to common areas to formalize the process of them taking care of the portion of common land adjacent to their property by mowing, weeding, trimming, etc. Document would provide a means for the homeowners to opt in or out of this care.

4. Financials:

Steve to create an estimate of future costs moving forward into 2014. Steve will schedule the financial review and look to finalize with the board a clear scope of work and associated costs.

5. Lodi Farms:

The large boulder that was saved from the new construction excavation for the association will be delivered by Lodi Farms once a decision is made to take possession of it. The rock would be used in the front entrance. It will be an attractive addition to the landscaping there and will reduce maintenance required in that area. The estimated cost of delivery is \$100.

6. Annual Newsletter:

The board will open up the opportunity to residents to advertise their business or services in the annual newsletter and would like to provide a basic directory listing of public information for each resident.

7. Fall Picnic:

Plans being finalized for Fall Picnic to be held in September.