

Torwood Board Meeting  
March 15, 2015.

The meeting began at 1:10 pm. In attendance were Heather Singh, Matt Gifford, Steve Ingram, and Gary Ancinec.

The budget was discussed. The board unanimously agreed to approve financial reviews for 2013 and 2014. The board then approved paying for the tree hazard assessment. The board discussed financial reserve levels and the need to prioritize and estimate the cost of future projects. Gary will head the website redesign project and will have estimated costs from at least 3 vendors by next meeting. Clayton will get estimates on updating the landscaping in some of the common areas. Matt will head up the sidewalk repair project. Steve will look into the specifics of maintaining the detention ponds and possible conversion to self-sustaining areas.

Mailboxes were the next item discussed. The board purchased 8 new mailboxes for \$200. One will replace a box that is missing and another to replace one damaged by city plows. The others will be used to replace rusting or damaged mailboxes around the subdivision. The plan is to replace 3 or 4 more mailbox posts this year.

The Spring Clean Up Day is scheduled for April 18 from 0900 to 1130 am.

The board reaffirmed that drainage tile installation on a property requires board approval due to potential liability issues.

Letters will be sent to homeowners who have maintained the common areas in the past to advise them that the board will now take over this responsibility.

Clayton Kendrick will get quotes on a new association insurance policy. It is felt that the current policy is too expensive and does not provide adequate protection for the HOA.

The board will review the areas to be maintained by Kevin's Landscaping. They will also discuss ways to improve the grass areas along the sidewalk between Castlebury and Pembroke.

The meeting adjourned at 2:45 pm.