

TPHA Board Meeting Agenda
August 24, 2005
MINUTES

Attendance: James, Barry, Kordon, Renee and Steve
Start Time: 7:05

- Approval of June Minutes

Minutes approved

- Dues Update (Barry)

85 Dues paid (of 139). Letter to remaining unpaid will be sent around Labor Day (to be paid by 10/1). Last reminder will go out then.

- Financial Update (Barry)

See financial page update on the TPHA Website.

Note: Anytime our lawyers are contacted by us, or any of our association, we get billed. Please contact the association board prior to our lawyers. Billing back for lawyer time may become an issue at some point.

- SID Issues

- Speed tables – Spaulding

Requested to do from county. Need to locate them. Barry contacted the Villa, with no response yet. This has been approved by the SID. We've asked for a bigger voice in speed table design.

RESPONSE SINCE MEETING:

HEARD FROM COUNTY ON 152ND ST AND TAYLOR. BOTH DENIED FOR SPEED BUMP DUE TO "LACK OF TRAFFIC". AVERAGE SPEED WAS 34 MPH AND TIME FRAME (I DO NOT KNOW) BUT 406 AUTOS ON 152ND AND 323 ON TAYLOR. MINIMUM IS 1000? WILL BRING UP AT SID MEETING. ESPECIALLY TAYLOR AS PREVIOUS COUNTY LETTER 6/22/05 SAID "TRAFFIC CALMING ON TAYLOR ST WOULD BE MORE APPROPRIATE IN CONTROLLING SPEED".

- Mud issues/SID issue 15454 Taylor Street Sink Hole (completed)

Completed

- Annexation wish list ideas (Brick mail boxes, Torrey Pines entry way sign on 150th Street, mowing contract for X years)

Annexation discussions will be tabled until such point that annexation seems like it is on the horizon. SID recommends getting street maintenance and sewer maintenance done prior to any other expenditures associated with annexation.

- Rezoning of West boundary (anything new?)

No new information. Traffic lights up and will be functional sometime in early September.

NEW ITEMS:

1. **Maintenance of 150th Street, South of Spaulding. TP SID responsibility. Barry and Kordon to notify them of street maintenance requirements.**
2. **Westin Hills contacted for finishing sidewalks and low spots. SID to review and meet with them to resolve.**

- **Covenants Violations (James)**

James received new complaint about sales of clothing. This seemed to be an outlet for clothing. Board will take no action since it seemed to only occur for a short amount of time.

The issue, "above ground pools" was discussed. For the most part these are resolved. Either water level has been dropped to accommodate code violations, or pools removed. Board did request inspection of pools. We got notice this was done. It is important that our association realize this is not only a covenants violation, but also a city code violation, not to mention a safety issue. The only pools in question are those above ground pools greater the 12" deep where there is not a 6' fence to keep people out.

#61 The weeds are mostly gone but now new weeds in different place. A letter will be sent to homeowner.

#25, 57, 58, 59, 60, 64 CLOSED

#62 will remain open till next meeting.

#63 Permits for lot 136, 137 Approved.

#65 NEW: James received request for house on lot 154. Review plans for walkout on a non-walkout lot.

#65 has since been approved by board.

#66 NEW sink hole in front of Lot 50. Barry will notify SID.

NEW ask to have 153rd and Spaulding weeds cut down. This is a construction area. A letter is to be sent.

- **Outstanding**

- **Entryway cleanup – Pine tree remove**

Pine tree removed. New one placed. However, it was decided to relocate new tree to better spot, which it was....The next day, it was stolen. Also, need to have all the trees inspected on our 153rd street islands.

NEW INFORMATION SINCE MEETING:

THE 2 BAD TREE'S BY JAMES HOUSE AND AT LEAST A COUPLE OTHERS ARE NORWAY MAPLE'S. THE 2 BAD ONES CAN NOT BE SAVED. THEY ALL HAVE "VIRTICULUM WILT" (NOT SURE ON THE SP). GUY IS CHECKING ALL THE TREES AS A COUPLE OTHERS SHOW SIGNS OF SAME PROBLEMS. TO FIX REQUIRES A TRUNK INJECTION AND GROUND INJECTION'S AROUND THE TREE TO THE ROOTS. SAYS WILL SOLVE THE PROBLEM. THE GUY IS SUPPOSE TO GET BACK WITH ME ON HOW MANY TREES' NEED THIS AND COSTS. I AM ALSO HAVING HIM LOOK AT FIRST 2 AT ENTRANCE AND THE YELLOW "HANGING LEAF SPOTS".

- **Neighborhood Watch Program (Renee)**

No update.

- **Next Annual Board Meeting – October - November (James)**

The next Semi Annual Board Meeting will be the second week of Oct. James will follow-up on.

- **Halloween Boo Committee (Renee)**

Renee work on this. Board approved \$25 for candy, etc.

- **Christmas Decoration Committee (Renee)**

Renee is working on this. She will contact judges. Board approved \$50 gift certificate for winner.

NEW:

Phone books are ready to print and deliver. We'll hand deliver to save on postage. Mail the newsletters.

- **Building approved (new homes)**
 - #63 Permits for lot 136, 137 Approved.**
 - #65 NEW James received request for house on lot 154. Review plans for walkout on a non-walkout lot.**
 - #65 has since been approved by board.**

- **Newsletter for October**
 - **Dues, Picnic, Halloween Event, Christmas Event, sex offenders, etc.**

Next Board Meeting: To be determined based on issues and date of semi-annual meeting.