

**TPHA Semi-Annual Meeting Agenda
November 15, 2005 @ 7:00 PM
St. Andrews Methodist Church**

MINUTES

ATTENDEES: Board Members: Kordon Kiel, James West, Steve Schmitz, Renee Osborn, and Barry Pedersen (absent)

Residents: 4 Residents present, Stave & Shelly Kryszak, Annie Brewster and David Turner
Meeting start approximately 7:09pm

- **Financial Update**

**TORREY PINES INCOME STATEMENT
11/10/2005**

INCOME

Balance 1/1/2005 (\$2894.94)	
Balance 10/26/2005	\$4422.83
Deposit's	\$ 76.00
(Total calendar income \$4171.20)	

New Gross Balance	\$4498.83
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EXPENSES

Bank Expenses 2005 (\$ 35.05)	\$ 1.06
Other Expenses 2005 (\$ 2252.46)	\$515.33
Total Expenses	<u>\$ 516.39</u>

Cash/Bank Account Balance 11/10/2005 (Balanced)	<u>\$3982.44</u>
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- **What have we done (Since May 2005)**

- Spring cleanup - May 21
- Garage Sale – June 10/11

NOTE TO ADD THURSDAY NEXT YEAR

- Bike Safety Program – June 18th
- TPHA picnic was held on June 25th
- TPHA Board met three times June 29th, August 23rd and October 26th
- Approved four building plans for construction in Torrey Pines
- Replaced overgrown pine tree at the TP entryway (153rd Street)
- Halloween Party
- Bike Path and Trees maintenance

- **SID Updates (Kordon)**

- Sink hole issue on 153rd Street –**Homeowner responsibility (Note to send note)**
- Gained SID approval for speed table installation on Taylor and Spaulding Streets (Spring 2006)
- Going forward with street repair on 150th south of Spaulding Street and crack/joint sealing (November 2005) **Repair on 150th complete week of 11/15/05**
- Annexation...2010 census will likely determine

- **Covenants (James)**
 - As of 11/10/05, 128 home owners have paid their 2005 TPHA annual associate dues; we still have 11 delinquent. These people have been sent a 5th dues notices; attached
 - **Investigate adding dues to annual tax statement (Steve will investigate).**
 - 9 new complaints lodged by homeowners since May 2005 (5 have been
 - Discussion on forming a review committee of possible covenants changes
 - **This item had about 20 minutes of discussion. No real decision was made. Committee will continue to discuss and seek out input from residence. Any changes would require 75% approval from lot owners. We'd have to formalize this process to be legal and binding. We discussed grandfathering existing violations.**

- **Upcoming Events**
 - Christmas Decoration Committee/Contest
 - Neighborhood Watch Program **Still has some volunteers to gather.**

- **Torrey Pine Website**
 - TPHA is looking at having someone else host the website

- **Open discussion**

Several items were discussed during the open discussion.

- **Prestige has changed ownership. Likely to have a new name in early 2006.**
- **Vandalism on West and North corridors of Torrey Pines. Please watch out for your neighbors.**
- **Promote the web more. There is a lot of valuable information there.**
- **Recommendation was made to eliminate the November TPHA meeting. This will be discussed at the next board meeting.**

The meeting was over in approximately 45 minutes.