

Tottenham Homeowners Association Board Meeting Minutes

Thursday, March 12, 2020

The meeting was called to order at 7:05 PM. Present were Board Members Joe Holt, George Taylor, and Dennis Hussey.

Mailboxes: A homeowner on White Hart Blvd asked for clarification on who is responsible for paying for mailbox repairs. If the homeowner causes the damage, they are responsible for repairs. If someone else causes the damage, this individual would be responsible. If a responsible individual can not be identified, the Homeowners Association would pay for the necessary repairs (Article VI, Section 1, jj)

Collection of Delinquent HOA fees: The Board has hired an attorney to assist in the collection of excessively late HOA fees. The attorney will be notifying delinquent homeowners via mail the week of March 9, 2020. The Board will pursue other legal remedies until the delinquent fees are collected.

Annual HOA Meeting: A meeting has been scheduled for April 14, 2020 (7:00 PM to 8:45 PM) at the Canton Township Public Library. Due to the new Covid-19 Social distancing requirements, we may need to reschedule this meeting for later in the summer.

Sidewalks: According to Township of Canton Requirements (Chapter 62, Article II) and HOA Bylaws (Article VI, Section 1, dd), Tottenham sidewalks must be properly repaired and maintained. Canton Township has established criteria for displaced flags (sections), spalling of concrete, spider cracking, ¼ in or wider cracks of two feet or more in length, or settled concrete that allows water accumulation. Sidewalk flags that meet any of these criteria must be repaired or replaced. In the summer of 2020, the Board of Directors will be working with the Township of Canton and Contractors to identify sidewalk flags that meet these criteria. Homeowners will be required to pay for the necessary repairs of sidewalks adjacent to their property. HOA funds will be used to repair sidewalks in common areas. This sidewalk repair program will be discussed at the next homeowners association meeting.

Budget: Current spending is below budget projections. Budget elements included snow plowing, road salting, and utilities. The special assessment funds for road repair/replacement are in a separate account.