

**TPSHA Board Meeting
Minutes
October 8, 2025
6:00 pm – Terri's House**

Members Present: Laurie Foondle, Terri Hutter, Wes Ichesco, Corina Sirbu

Members Absent: Mike Garris

1. Call to Order

The meeting was called to order at 6:05 pm.

The Board members walked to the East and West Ponds to review the clean up work required on each pond.

2. Approve Agenda

Moved by Terri, supported by Wes, to approve the agenda. Motion carried unanimously.

3. Approve September 2025 Minutes

Moved by Wes, supported by Corina, to approve the September 2025 meeting minutes. Motion carried unanimously.

4. Approve Bills/Sign Checks

Check 1438 to Lee's Outdoor Services for September mowing (\$1800.00)
Check 1439 to Terri Hutter for 3rd quarter Bookkeeping (\$148.50)
Check 1440 to Kris Foondle for 3rd quarter Information Officer (\$148.50)
Check 1441 to Wes Ichesco for 3rd quarter Grounds (\$148.50)
Check 1442 to Wes Ichesco for 12 mums planted at North/South Entrances (\$101.76)

Debit Priority Waste Trash Removal (\$1437.16)

Moved by Wes, supported by Corina, to approve bills. Motion carried unanimously.

5. Review 2025 Budget, Financial Statements

Terri reviewed Net Worth, Budget vs Actuals, and General Checking Account documents.

6. Old Business

- a. Delinquent Homeowners – Status. There is 1 homeowner with 2nd and 3rd quarter outstanding invoices. Unless the homeowner pays by the end of the month, Terri will attempt to talk to the family in person.
- b. Trash/Recycle Contract (Priority Waste). Mike has checked with Stevens Disposal (quote was much higher than Priority Waste). Mike has tried to contact Waste Management as well but has not received any responses. Mike has the Priority Waste draft contract and continues to review. No changes in status, and no price increase for October.

7. Grounds Maintenance

- a. Snow Removal Contract Update: Boswell has provided a quote for 4 plows at 3". Board has approved the quote and contract; Wes will sign.
- b. Phragmites Removal Update (East and West Ponds): Blue Water Aquatics has completed the spraying of phragmites on East and West Ponds.
- c. North and South Entrance Flower Boxes: Mums were planted at both entrances and look excellent. Thank you, Wes.
- d. Burning Bushes: Wes stated that he would trim the burning bushes that are growing into the pine trees at the north entrance.
- e. Trimming the crabapple tree at the south entrance: Wes will contact Guardian and Rick Van for quotes.
- f. Landscape islands at the South Entrance: Board will continue to explore options for landscaping where boulders will be kept and plant options that stay green in the winter will be planted. The Board agreed to revisit this topic, as nothing would likely be planted until next spring.

8. New Business

- a. TPSHA Correspondence – Homeowner-related Issues: None
- b. Preliminary 2026 Budget - Terri presented the preliminary 2026 budget and a road fund analysis to the Board. The analysis estimates the cost of the roads could range from \$407,000 to \$763,000. With a current road fund balance of \$329,419.14, this leaves an estimated shortage ranging from \$78,000 to \$433,000. Laurie will be reviewing the analysis and prices with Kris to confirm the estimates. In light of the road fund shortage and additional price increases for lawn maintenance, trash removal, and snow removal, a dues increase was deemed necessary. Once Kris provides updated price estimates, Terri will revise the road fund analysis and advise the Board on whether the dues increase should exceed 7%, which is the maximum annual increase permissible without homeowner approval. The 7% increase will allow for an increase from \$200 to \$250/year towards the road fund. Should the dues increase require more than a 7% increase, a notice will be sent to the neighbors asking them to vote on the

proposed % increase. An online voting poll will likely be used. A quorum of 41 homeowners ($\frac{2}{3}$) is needed to approve.

9. Open Floor – None
10. Set Next Meeting Date – Wednesday, Nov 5th, 2025 at 6:00 pm (Wes's House)
11. Adjournment at 7:55 pm.