

TPSHA Board Meeting
Minutes
September 10, 2025
6:00 pm – Laurie's House

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

Members Absent: None

1. Call to Order

The meeting was called to order at 6:03 pm.

2. Approve Agenda

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

3. Approve July 2025 Minutes

Moved by Terri, supported by Mike, to approve the July 2025 meeting minutes. Motion carried unanimously.

4. Approve Bills/Sign Checks

Check 1435 to Lee's Outdoor Services for lawn maintenance (\$2150.00)

Check 1436 to Terri Hutter for MI Corporations Filing Fee (\$20.00)

Check 1437 to Blue Water Aquatics for 2nd pond treatment (\$1550.00)

Debit IRS estimated tax payment (\$750.00)

Debit Priority Waste Trash Removal (\$1437.16)

Moved by Mike, supported by Wes, 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 quarters outstanding invoices. Recheck status at the end of this month.

b. Trash/Recycle Contract (Priority Waste). Mike has a draft contract and will review prior unsigned contracts and weigh in any differences. No changes in status. Mike will get quotes from other vendors.

- c. Airbnb: Owner pulled the listing from airbnb after was reminded that Lodi Township has prohibited short-term rentals in single-family and two-family dwellings to preserve the character of its residential and agricultural areas, effective August 5, 2025, to protect the community from nuisances, maintain the permanence of its residential neighborhoods, and prevent potential impacts on infrastructure.

7. New Business

- a. TPSHA Correspondence – Homeowner-related Issues. One neighbor is building a new porch and previously obtained approval from the TPSHA Board.

8. Grounds Maintenance

- a. Asphalt Repair (Both Entrances): Kris Foondle joined the Board meeting.

Neighborhood roads have light to moderate surface distresses, but the underlying base is still in good shape. Recommendation is to continue monitoring surface conditions for the next few years, while building up the Road Fund. Options for future road maintenance include a chip and fog seal, a mill and fill, or a total rebuild. It is also possible that a combination of methods could be employed based on analysis of overall conditions at the point in time where maintenance action becomes a necessity. For example, if the entrances begin to fail before the rest of the roads, a mill and fill or a rebuild of the entrances could be performed, followed by a chip and fog seal over the entirety of the system. This is similar to the maintenance activity performed by Washtenaw County on Brassow and Maple, where road reconstruction was followed shortly thereafter by a chip and fog seal. Any construction work should take place in summer when school is out of session to minimize bus traffic. Depending on the timing and scope of work included, costs could range from \$250,000 for chip and fog seal to \$500,000 for mill and fill, or up to \$1,000,000 for a complete rebuild.

Microsurfacing (Chip and Fog Seal): A thin, cold-applied layer of polymer-modified asphalt emulsion, aggregate, and fillers is spread over the existing pavement. It seals minor cracks and ruts, improves skid resistance, and restores a uniform black color, extending the road's life for 5 to 10 years. Best for: Roadways with low to moderate distress, such as light cracking and shallow rutting. Application: The road surface is prepared, the mixture is applied by a specialized machine, and the road can reopen within a couple of hours.

Asphalt Overlay (Mill and Fill): A new layer of asphalt (typically 1.5 to 3 inches thick) is placed over the existing surface. This process addresses more extensive surface issues like widespread wear, cracks, and potholes, providing a completely new riding surface. Best for: Pavements with widespread but minor issues, where the underlying base layer is still structurally sound. Application: The existing asphalt is often milled (ground down) first to ensure proper thickness and drainage. This is

more intensive and expensive than microsurfacing but less so than full reconstruction.

Reconstruction: Best for pavements with severe damage that extends to the underlying layers. Full-depth reclamation (FDR): The entire depth of the existing asphalt and a portion of the underlying base are ground up, recycled, and mixed with stabilizing agents before being repaved. FDR eliminates deep-seated problems, like severe rutting, widespread alligator cracking, and base failure, by creating a stronger, more stable foundation. Best for: Streets with extensive damage, deep potholes, and significant structural issues. Application: This is the most extensive and expensive option, similar to a full reconstruction, but with the added benefit of recycling existing materials.

- b. Blue Water Aquatics. Board will be contracting with Blue Water Aquatics to treat the invasive phragmite plants along both ponds, which will help to improve/maintain the health of the ponds. The process will consist of applying an EPA-approved spray to all the phragmites, which will kill the plants. The Board is in the process of obtaining quotes to cut and burn the plants this winter, as has been done in the past. More information regarding this final step of the process will be provided once known. West pond residents who were homeowners in 2018 have already signed a form giving Blue Water Aquatics permission to treat their property adjacent to the pond with herbicides/algacides for the control of weeds and/or algae. Terri Hutter will be contacting those neighbors who weren't residents in 2018 to sign the permission form. This permission is not required from east pond homeowners, as their property lines do not go to the water's edge.
- 9. Open Floor – None
 - 10. Set Next Meeting Date – Wednesday, Oct 8th, 2025 at 6:00 pm (Terri's House)
 - 11. Adjournment at 7:58 pm.