

**TPSHA Board Meeting  
Minutes  
February 4, 2025  
6:00 pm – Laurie’s House**

Members Present: Laurie Foondle, Mike Garris, Terri Hutter, Wes Ichesco, Aaron Liepman

Members Absent: None

1. Call to Order

The meeting was called to order at 6:10 pm.

2. Approve Agenda

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

3. Confirm New Officers

The following officers were confirmed for 2025:

President – Laurie Foondle  
Vice President – Mike Garris  
Grounds – Wes Ichesco  
Secretary – Aaron Liepman\*  
Treasurer – Terri Hutter

4. Approve December 2024 Minutes

Moved by Wes, supported by Laurie, to approve the December 2024 meeting minutes. Motion carried (by the three members present at that meeting).

5. Approve Bills/Sign Checks

No checks to sign.

6. Review 2025 Budget, Financial Statements

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

7. Old Business

- a. Delinquent Homeowners – Status. No delinquent homeowners at present.
- b. Trash/Recycle Contract (Priority Waste). Rates went up several times towards the end of last year but seem to have stabilized. The rate change may have something to do with changes to the cost of recycling. Mike will review the contract and the Board will investigate obtaining bids from other trash haulers.

8. New Business
  - a. TPSHA Correspondence – Homeowner-related Issues. Terri reported a concern expressed by a resident about having had to hire a company to remove 19 racoons from their property, which they believed were attracted to the area by wildlife being fed in the neighborhood. Noting that the CCRs did not address this type of concern, it was agreed that this was not a Board issue but an issue between neighbors. The Board would follow up with the resident who raised the concern.
  - b. New CD Purchase(s). The Board discussed the Huntington Bank Road Fund CD that recently matured. It was decided to reinvest the funds in a new CD account at Michigan Schools and Government Credit Union, and that Terri and Mike would schedule an appointment to create this new account.
  - c. HOA Tax Return. Mike reviewed the tax return that Terri prepared for submittal.
9. Grounds Maintenance
  - a. Lee’s Outdoor Services. The lawn maintenance contract with Lee Feldkamp would continue. Lee did not raise rates for many years and he often took care of tasks at no cost to the association.
  - b. Mailboxes. In response to one of the parcel box locks freezing, the postal carrier inspected it and found no malfunction with the lock. It was determined that the strong, cold wind was the cause of the freezing. Some mailbox work may be needed in the future to address wear and tear, etc.
  - c. Ridenour Landscaping. Wes said Ridenour had suggested lower-maintenance plantings at both entrances, such as Hostas, adding that the cost for common area maintenance/projects was about \$75/hour. He raised the possibility of the Grounds Board member transitioning from a Board member to a paid position to handle special grounds-related projects and tasks, like the Bookkeeper and Information Officer, adding that this would be a budget savings. Another suggestion was to offer some maintenance jobs to neighborhood kids to lower the cost.
  - d. Fence. The Board discussed assembling a fence repair crew for a work day to repair and/or replace certain parts of the fencing along Textile Road.
  - e. Snow Removal. Wes would be discussing the contract with Boswell Lawn Service.
  - f. Ponds. Vegetation (phragmites and buckthorn) encroachment was discussed.
10. Open Floor – None
11. Set Next Meeting Date – Tuesday, March 11, 2025 at 6:00 pm (Wes’ House)
12. Adjournment

\*Following the meeting, Aaron respectfully resigned from the Board/Secretary, given upcoming commitments. Corina Sirbu offered to serve the two-year term as Secretary.