

**TPSHA Board Meeting**  
**Minutes**  
**June 18, 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 6:02 pm.

2. Approve Agenda

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

3. Approve May 2025 Minutes

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

4. Approve Bills/Sign Checks

Check 1424 to Postmaster for 100 stamps payment (\$73.00)  
Check 1425 to Blue Water Aquatics for 1st pond treatment (\$1550.00)  
Check 1426 to Guardian Tree Experts for crab apple tree spraying (\$140.00)  
Check 1427 to Lee's Outdoor Services for lawn maintenance (\$2050.00)  
Debit IRS estimated tax payment (\$800.00)  
Debit Priority Waste Trash Removal (\$1428.01)

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 an outstanding invoice/Terri will follow-up.
- b. Trash/Recycle Contract (Priority Waste). Mike has a draft contract and will review prior unsigned contracts and weigh in any differences.
- c. The groundskeeper contract was approved and signed.

- d. Insurance policy: As per previous Board discussions, Terri called Nick Chapekis, independent insurance agent, and relayed information to the Board. It was decided that the current insurance policy is still best to retain.
  - e. Airbnb: Board discussed the house listed as an airbnb. As a first step, Mike and Terri will follow-up in person with the homeowner.
- 7. New Business
  - a. TPSHA Correspondence – Homeowner-related Issues. None.
- 8. Grounds Maintenance
  - a. Asphalt Repair (Both Entrances): This discussion was postponed for a few months until Kris Foondle can join the Board meeting. Wes noted that he purchased more material to fix existing holes.
  - b. Ridenour Landscaping. Wes will discuss further with Ridenour options for Fall 2025 updates.
- 9. Open Floor – None
- 10. Set Next Meeting Date – Wednesday, July 16th, 2025 at 6:00 pm (Laurie's House)
- 11. Adjournment at 7:10 pm.