

**TPSHA Board Meeting
Minutes
July 16, 2025
6:00 pm – Laurie's House**

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

Members Absent: Corina Sirbu

1. Call to Order

The meeting was called to order at 6:04 pm.

2. Approve Agenda

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

3. Approve June 2025 Minutes

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

4. Approve Bills/Sign Checks

Check #1428 – Lee's Outdoor Services lawn maintenance \$2350.00
Check #1429 – Wes Ichesco reimbursement for asphalt material \$127.18
Check #1430 – Kris Foondle 2nd quarter Information Officer \$148.50
Check #1431 – Terri Hutter 2nd quarter Bookkeeper \$148.50
Check #1432 – Wes Ichesco 2nd quarter Groundskeeper \$148.50
Debit – Priority Waste trash removal \$1428.01

Moved by Mike, supported by Wes, to approve the above-stated bills. Motion carried.

5. Review 2025 Budget, Financial Statements

Terri reviewed Net Worth, Budget vs Actuals, and General Checking Account documents. She suggested the Board may want to consider increasing the regular quarterly dues deposits into the Road Fund, as road improvement costs have increased.

6. Old Business

- a. Delinquent Homeowners – Status. Still one homeowner delinquent in paying dues. Terri included the appropriate late fee and a note with the latest invoice letting the homeowner know they could contact her for information on scheduling regular payments.
- b. Trash/Recycle Contract (Priority Waste). Upon review of the new Priority Waste contract, Mike identified several concerns, such as elimination of the Association's ability to sue for negligence or breach of contract, pointing out that the previous contract allowed for this. He also noted that the new contract allows Priority Waste

to raise rates any time they want and to terminate the contract with just seven days' notice; however, if the Association were to break the contract, it would be liable for paying the total amount remaining on the contract and an additional 12 months' worth of costs, plus a \$1,000 administrative fee and a \$5,000 restitution fee, and attorney fees if Priority Waste were to sue. He said there were other concerns as well.

After discussion, the Board agreed that Mike would follow up with Priority Waste about no final decision being made until at least the next Board meeting, which was in September. The Board also agreed that it would be beneficial to investigate other companies and their prices, such as Waste Management and Stevens Disposal.

- c. Neighborhood Airbnb Concern. It was agreed that an official letter from the Board would be provided to the homeowners notifying them that using their home as an Airbnb was in violation of the TPSHA CCR's and that the listing needed to be removed from the Airbnb website. Mike said he would draft the letter and provide to the Board for review.

7. New Business

- a. TPSHA Correspondence – Homeowner-related Issues.

Terri stated that she received a concern from a neighbor about the exterior condition of a resident's property. The Board confirmed that the CCR's required all residents' properties be properly maintained. Terri would contact one of the resident's neighbors to see if she could find any additional information to help in resolving this issue.

Terri also noted that a resident contacted her about finding original blueprints of some of the homes in the neighborhood, which Terri now had in her possession. She said she would send an email to TPS residents to let them know about the existence of these prints and that they could pick theirs up from her.

8. Grounds Maintenance

Wes noted that there was an excessive amount of dead grass after mowing at the east pond, which Lee's Outdoor Services gathered and put under a tree in the back corner so mowing could continue. Regarding repair of potholes, Wes said he was in the process of taking care of these.

Regarding the landscape islands at the south entrance, he reiterated the suggestion by Ridenour Landscaping for tiered planting of the beds to minimize the amount of weeding while providing visual interest. The Board agreed to revisit this topic, as nothing would likely be planted until next spring.

Wes reported that he sprayed for weeds along the east side of the evergreens near the north entrance, noting that it had been decided this would not be done along the west side of the evergreens to allow continued screening of the adjacent property.

Terri stated that 21 of the 61 homes in the neighborhood were on the ponds and that in previous years, the ponds were cleaned and nicely maintained. She thought the existing condition of the ponds needed to be reviewed and a decision made as to what could be done to clean them up, as they were looking very overgrown.

Wes wondered if the residents along the west pond were responsible for maintenance as their properties were adjacent to the pond's edge, as opposed to the east pond where there was an easement between the individual properties and the pond's edge.

Terri believed it was the west pond residents' responsibility and suggested that this be kept in mind when looking into this. She said the ponds should be sprayed again to get rid of the phragmites and pointed out there were other things growing in the ponds as well, such as cattails.

Wes said he would talk to Lee's Outdoor Services, as Lee knew of someone who did this type of spraying.

9. Open Floor

None

10. Set Next Meeting Date

Wednesday, September 10, 2025 at 6:00 pm

11. Adjournment

The meeting was adjourned at 7:26 pm.