

**TPSHA Board Meeting  
Minutes  
July 16, 2024  
10:00 am – Laurie’s House**

Members Present: Laurie Foondle, Wes Ichesco, Jon Roe, Doug Vredeveld

Members Absent: Kyle Grazier

1. Call to Order

The meeting was called to order at 10:05 am.

2. Approve July 2024 Meeting Agenda

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

3. Approve June 2024 Minutes

Moved by Wes, supported by Doug, to approve the June 2024 meeting minutes. Motion carried unanimously.

4. President’s Report

a. Board Task Schedule

Jon reported that there were no tasks or updates to the Board Task Schedule for July, stating that this would be an ongoing agenda item to be updated as needed.

b. Feeding Deer

Jon reported that he was contacted by a resident who expressed concern about a neighbor feeding the deer, as this has caused a problem with raccoons. The resident has had to have 12 raccoons removed from their property.

Following discussion, noting that the CCRs did not address this type of concern, it was agreed that this was not a Board issue. One suggestion was that the two neighbors talk about the concern to see if there was a mutually agreeable solution..

5. Treasurer’s Report

a. Budget Update

Doug reported that the CD with Huntington Bank was renewed and that \$12,213 was moved from the money market fund into the CD. He said the grounds maintenance line item in the budget was over by \$3,858.

Wes noted that excess funds in the snow plowing line item were used to cover the overage for grounds maintenance, which had been previously agreed upon.

b. Check Reviews/Approvals

Check #1376 – \$1925.00 Lee’s Outdoor Services (June)  
Check #1377 – \$1520.00 Blue Water Aquatics (seasonal pond treatments)  
Check #1378 – \$139.00 Laurie Foondle (Information Officer quarterly payment)  
Check #1379 – \$139.00 Terri Hutter (Bookkeeper quarterly payment)  
Check #1380 – \$700.00 Ridenour Landscaping (north and south entrance maintenance)

Moved by Wes, supported by Laurie, to approve the checks. Motion carried unanimously.

6. Grounds Report

a. Ridenour Landscaping Update

Wes stated that he would be providing Ridenour Landscaping with a list of maintenance items needing to be completed.

b. Arborvitae Tree at North Entrance

Wes would remove the Arborvitae and return it to Costco, where it was purchased.

c. Fence Repairs

Wes would be contacting Mason Liepmann for assistance with fence repairs, as previously discussed. He said he could also ask Mason to help with removing buckthorns at the east pond.

d. Miscellaneous

Wes stated that he planned on trimming the shrubs near the mailboxes and noted that Royer and Sharon Held trimmed bushes at the west side of the south entrance. He added that Lee of Lee’s Outdoor Services trimmed some of the trees at the south entrance and took them away.

7. Future Business

None

8. Open Floor

With regard to the extra recycling bin that happened to show up behind the pillar at the north entrance, an email was sent to residents to see if it belonged to anyone. No one claimed the bin, so the Board would ask Kyle to contact Priority Waste about having it removed.

9. Schedule September 2024 Meeting

Tuesday, September 10, 2024 at 6:30 pm at Laurie’s house (no August meeting).

10. Adjournment

The meeting was adjourned at 10:25 am.