

**TPSHA Board Meeting
Minutes
February 20, 2024
7:00 pm – Laurie Foondle’s House**

Members Present: Laurie Foondle, Kyle Grazier, Wes Ichesco, Jon Roe, Doug Vredevel

Members Absent: None

1. Call to Order

The meeting was called to order at 7:05 pm.

2. Approve February 24, 2024 Agenda

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

3. Approve December 2023 Meeting Minutes

Moved by Kyle, supported by Doug, to approve the December 2023 meeting minutes. Motion carried unanimously.

4. President’s Report

Jon welcomed everyone and provided a brief overview of Board responsibilities. He thanked Laurie and Kyle for volunteering to serve on the Board. It was determined that Kyle would serve as Board Vice President and Laurie would serve as Secretary.

5. Approve Bills/Sign Checks

a. Budget Update

Doug noted that the association was within the budget for snow removal. When preparing next year’s budget for snow removal, Jon suggested the Board review the average number/cost of snow plows for the last several years.

Doug stated one property owner had not paid the last three quarters of association dues. A letter had been sent to the homeowner requesting payment, but there was no response.

When similar situations occurred in the past, trash removal service would be stopped or a lien would be placed on the house. The Board agreed that a certified letter would be sent to the owner stating that full payment must be received within 30 days of receipt of the letter, otherwise trash pick-up service would be suspended. Prior to the certified letter being mailed, Kyle would confirm with Priority Waste that they were able to stop service at one specific address.

b. Check Reviews/Approvals

The following checks were approved:

Check 1356, \$7612.00 – Boswell Lawn Service (three snowplows, four salt applications)
Check 1357, \$93.10 – Laurie Foondle (annual meeting documents printing reimbursement)
Check 1358, \$246.00 – Blue Water Aquatics (permit for pond maintenance)

6. Grounds Report

Wes summarized the contracts the Association had related to grounds:

Boswell Lawn Service – snow removal, one-year contract, option to change to three years

Jake's Curbside Appeal – weed control, year-to-year contract

Guardian Trees – crabapple tree maintenance, year-to-year contract

Blue Water Aquatics – pond maintenance, three-year contract

Ridenour – mulch at entrances, one-year contract (less expensive than DK Services)

Van's Stump Removal – tree/limb removal as needed, non-contractual

With regard to the new contract recently signed with Priority Waste, he was curious whether the Association paid an additional fee for the extra trash and/or recycle bins some of the residents had (over and above the standard two trash/recycle bins). Kyle would contact Priority Waste about this and report back to the Board.

Wes suggested reaching out to residents to see if there were grounds-related improvements and/or projects they would like to see. Laurie said she would send a neighborhood email.

Wes said he would be putting together a group of residents to repair the fencing along Textile Road. The plan was to replace ten boards per year.

7. Future Business

Jon stated that he would like to discuss the topic of outdoor sheds/possible bylaws revisions at the next meeting.

8. Open Floor

It was determined that Board members would communicate via group text between meetings.

9. Schedule March 2024 Meeting

Tuesday, March 19, 2024 at 6:30pm at Wes' house. Jon stated that he would send the agenda via Google Docs a week before the meeting, making it available for Board members to edit as needed.

10. Adjournment

The meeting was adjourned at 7:50pm.