

**TPSHA Board Meeting  
Minutes  
March 19, 2024  
6:30 pm – Wes Ichesco’s House**

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

Members Absent: Doug Vredevelde

1. Call to Order

The meeting was called to order at 6:38 pm.

2. Approve March 19, 2024 Agenda

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

3. Approve February 2024 Meeting Minutes

Moved by Wes, supported by Laurie, to approve the February 2024 meeting minutes. Motion carried unanimously.

4. President’s Report

a. Conversation About Sheds

Wes provided a handout on the process for changing the Bylaws, CCRs, and assessments (see attached).

Laurie explained the initiative to revise the CCRs back in 2017, which was in response to a complaint about a dish antenna on the front of a resident’s house. Following review of the entire CCRs document, the Board had proposed revisions to four sections of the CCRs: effect of nonpayment of assessments, swimming pools, antennas, and garbage and refuse disposal. The initiative was unsuccessful because any changes to the CCRs required approval by 90% of the homeowners (49 of the 61 homeowners voted/72%).

Jon said he would like to propose that sheds be allowed on residential lots. Now that homeownership has started to turn over, many of the new residents never had the opportunity to build a three-car garage when the original home was constructed. He said two-car garages were very limiting, especially for residents who needed to store children’s bikes and other outdoor play equipment, as well as lawn tractors and everything else needed to maintain one’s property. There was not enough room for all of these items, in addition to cars, in a two-car garage. He said a preliminary count of the homes with two- or two-and-a-half-car garages was 45.

In proposing that sheds be allowed, Jon also suggested several criteria to go along with this: (1) only houses with a two-car garage would be eligible, (2) only sheds in the 80 to 120-square foot size range would be allowed, (3) sheds must be painted to match the house, and

(4) location of the shed on the property would need to be approved by the Architectural Board.

Following discussion about sheds being allowed in the neighborhood, it was decided that this was not something the Board should initiate; rather, a special meeting would need to be called and held to discuss the potential for sheds. Wes explained the process for calling a special meeting, as contained in the handout he provided this evening.

5. Treasurer's Report

- a. Budget Update
- b. Check Reviews/Approvals

The budget and financial documents were provided prior to the meeting.

6. Grounds Report

- a. Results of Walk-Through with Ridenour Landscaping

Wes stated that Ridenour would remove the brush along the west side of the pine trees at the north entrance, but would retain that portion/continue to let grow next to the adjacent property owner's fence for screening. Ridenour would edge the planting islands at both entrances and plant and maintain annuals, and make improvements to the mulched area near the free library. The burning bushes had been trimmed and would be trimmed again in the fall, and weeding would be done as needed. He said Ridenour would be providing some suggestions for the south entrance plantings.

- b. Arborvitae

Wes stated that Rick Van's Stump Removal would be providing a quote for removing both arborvitae trees at the south entrance (behind each of the pillars), and also look at the feasibility of pulling the westernmost tree upright in order to keep both trees.

- c. No Trespassing Sign

Wes was in the process of obtaining a quote for a No Trespassing sign at the south entrance, to install at the open area where the new portion of the white fence met the old fence, as this seemed to be the location non-residents used to access the pond to fish.

- d. Green Barrier North Entrance (West Side)

Ridenour would be providing suggestions for improving the newer plantings along the west property line just south of the mailboxes, as some of the trees/shrubs did not survive.

- e. Small Holes/Patch Road

Wes said he purchased the material needed to patch the small holes that have appeared.

7. Future Business

Kyle recently spoke with Priority Waste and reported that if service was suspended for a specific address, there would be no change in the regular contractual cost. If residents desired an extra refuse and/or recycle bin, they would need to purchase them directly from Priority Waste and there would be no additional cost to the Association.

8. Open Floor

With regard to the TPS resident who was behind several months of association dues, the Board decided to send a certified letter requesting that this amount be paid, with the specific amount of back dues obtained from Terri Hutter to be included in the letter. If this attempt to collect dues was unsuccessful, the Board would discuss next steps.

9. Schedule April 2024 Meeting

Tuesday, April 16, 2024 at 6:30pm at Jon's house.

10. Adjournment

The meeting was adjourned at 7:46pm.