***\*\*\*Tuscany secretary, Jen Macaluso was not in attendance for this HOA meeting, so please accept Patrick Green’s notes as minutes for this meeting.\*\*\****

Home Owners Board Meeting

(6-10-2016)

Present: Bobby, Mark, Patrick (Note Taker), Keith

Homeowners: (12) (see sign in sheets)

Changes: change email address from (susanmccloskey@gov) to stmccloskey@att.net

Meeting called to order: 10:00 am Meeting adjourned 11:11 am

Old Business:

* Bobby, Mark- grass care and landscaping proposals, 3 bids submitted, all lower. All reduce our expenses. Scopes, details, spreadsheet provided to those present. 2 year agreement w/ waiver. HOA will have a 30 day clause to cancel contract if provider doesn’t adhere to contract. Lots of time spent gathering bids. Sprinkler heads breaking, system is getting old. System has been down for previous time frame. Sprinkler system discussion. Estate maintenance is our current provider. Someone turned system off, no one knew it was off. Mother nature has provided rain, cooler temperatures. Board is considering combining grass cutting, sprinkler system, landscaping into one provider. Historical costs have been higher than budgeted amount. *New provider will need to be managed- told when to come out, trimmings, certain plants have different needs. Someone will need to be point of contact.* Kirby is an arborist, Mark appointed point of contact. Keith is Mark’s backup. Bobby mentioned mole crickets, at least once a year. Discussion: difference between 2nd and 3rd bidder, $150. Kirby far and above stood out, more experienced. Homeowner discussion, pros and cons. All present stated that current provider is doing well.
* Previous Meetings: Motion by Dede to accept, Ray 2nd, motion made to accept, all present voted to accept.
* Treasurers Report: Mark
	+ Filed, motion made to accept by bobby, 2nd by Dede, accepted, no nays.
	+ 9 lots unpaid, (8 lots by builder, 1 has never paid)
	+ $18,494 reg. account balance, $2,152 capitals improve. account
* On line payment for association dues and bills. All bills paid on-line. Under new proposal, HO could do a direct transfer, no fees for HO. Away for simplification. HOA has Capital One as current bank.
* 3 meetings a year. Nomination of Officers for next year, 2017. Need to be submitted by 10-31-2016 so they can be listed in Nov 2016 meeting. Proxies attached. Jen will receive all nominations. Can be submitted by email, reply. By nomination, you nominate yourself, or such and such since we discussed it. HO wanted effort made to give HO a chance to know what is going on. 10 days prior to meeting. *\*\*\*Board meeting was held only two days prior to this HOA meeting and Jen was not able to be in attendance, therefore an agenda could not be sent before this meeting. An effort needs to be made for board members to meet at least 2 weeks prior to upcoming HOA meetings in order for it to be possible for future agendas to be sent out 10 days prior to meetings.*
* General liability- insurance policy covers directors and officers >>>> covers fraud, criminal acts. Clinton asked for audit of financials, cursory review of books, approx.. $800-$1000 for a CPA to review. If one was ever done….. Unknown.
* Street Lights- Cleco came out and replaced several lights. Bobby called parish attorney about payments. 1. You can petition for them to pay for lights taking average costs / lots which is added to your property tax bills or 2. HOA pays light bill as current. HOA has 79 lots. Less lots generally means more money for each HO, if chosen. We would need petition and 2/3 vote by association. Process is in place to change. (Michael Sevante, Atty).
* Clinton- bylaws / covenants relating to verbage relative a gated community. Updated, but never overhauled. Original builder used other neighborhood boilerplate covenants to apply to us.
* Melissa Perry stated that she feels she is being picked on. Basketball goals are in driveway…. but my husband’s truck is on the street. Mark said all covenant concerns can be turned in to the board and they will be addressed.
* Mrs. Kim Farmer said she does not like tattling on neighbors. Suggested redoing covenants to be more neighborly. She stated that she was told to not talk. When asked by whom? She refused to answer. Mark- said HOA job is to enforce covenants as is, not was wanted. There is a process to fix / update covenants. Mrs. Farmer said she is not a complainer, offered to provide services to HOA if needed. Bobby suggested that she could run for a board member position.

New Business:

* Social coming up, Bunco party 6-18-2016, 630 pm, Saturday. Everyone bring a dish, $5.00 per a person. BYOB. Soft drinks, water provided. Asking for RSVP by Thursday.
* Fall social events- Easter, Christmas at Keith’s House- Santa’s pictures, something possible for October time frame. Maybe a fall feast, bounce house, pumpkins for kids (Mid- to early October- on a Saturday, Sunday for a backup). Best to offer date and choose best one replied to. Dede asked about the annual Christmas dinner this year. Last year at Joes Restaurante, another at Slidell Seafood. Suggestion was Nathan’s on a Sunday, min. of 30 people to open. Saints Schedule.
* High grass address, compliants, notices filed with Parish.
* Small children riding toys around corners. Asking all HO to BOLO small children, Unsupervised children riding toys…. Be careful. SEND EMAIL TO HO ASKING DRIVERS TO BE SAFE.
* Complaint made about high grass, trees behind houses on Palermo. Told to call Councilman Chris for any issues. Ashley is his assistant.
* Concern- garbage collection. Progressive is down to one day. Double billing. GH Waste is $21 a month, 2 X a week pickup. Resolve is $25 2 X a week, and recycles.