



<http://tuscanvestates.net/>

**Tuscany Homeowners Association General Meeting  
June 23, 2018 @ Keller Williams Realty Office**

<b><i>Tuscany Home Owners Association Officers:</i></b>	<b><i>Architectural Control Committee:</i></b>
Mark Ricard – President (504) 690-9998	Randy Gonzales 707-2450
Mary Gilmore – Treasurer 707-5988	Brian Macaluso 690-6660
Alaynna King – Secretary (504) 669-5186	Chick McCloskey 641-4511

Upon proper notice given, Board President Mark Ricard called the meeting to order at 10:03 am. 11 lot owners were in attendance. We have 79 lots. Mary Gilmore and Alaynna King could not attend the meeting. Dede Ricard agreed to take meeting minutes.

Brian Macaluso made the Motion to approve the March meeting minutes. The motion was seconded by Randy Gonzales and approved as submitted.

### **Treasurer's Report**

Mark presented the Treasurer's report on behalf of Mary Gilmore. The projected balance in our Regular Account for the end of the year is \$450.00.

### **Old Business**

- *Street sign and front Tuscany sign*

Signs are complete and main Tuscany sign has been removed by contractor. Mark will clean the front wall prior to sign being reinstalled. Naples Ct. and Palermo sign is being redone as it wasn't up to the standards of the contractor. We have not paid him anything yet as he asked to be paid upon completion of the work.

- *Refresh front walls*

A contractor with insurance has been found to do the pressure washing which take place sometime in July. The repainting hasn't yet been contracted, but \$3000 has been quoted.

- *Holiday decorations*

Will be done by Alaynna King. She has put out some patriotic decorations for Memorial Day, and will put out more for 4<sup>th</sup> of July.

- *Drainage, potholes and street issues*

The Parish was supposed to meet with Brian Macaluso, Mark Ricard and Gerald Kelso, but it hasn't happened yet. Kelso is building a new house at Napa Valley & Naples Ct. and there are issues with the water flow. Naples Ct. is a problem area for flooding during rains. The Parish will have to cut Naples Ct. in two places to connect culverts under the street (at Palermo & Naples and Sonoma & Naples).

- *Solicitation and Information Sign at Entrance*

Proposal on design to be made at next meeting.

A separate information sign and under surveillance sign were proposed.

- *Park Improvement ideas*

Playground and pavilion were both proposed. Oakley Place and Willowood have playgrounds, but they're located at the rear of the subdivisions, while ours would be at the front. Mark will check with our insurance to see if liability of a playground would be covered under our present umbrella policy.

- *Landscaping*

The plants around the Resolve lift station were trimmed by Kirby and are coming back after the winter freeze. Kirby has been sold to another person, but it's still called Kirby. Mark negotiated the cost for services down from \$875/month to \$800.

- *Bunco Party at Mattie & Dan Daley's house 7/7/18.*

Mattie asks for everyone to RSVP no later than 7/1. BYOL and bring a dish to share (appetizer, side dish or dessert). Dan is providing the main dish.

## **New Business**

- *Covenant Restrictions*

1. Homeowners are asked to check their front windows for cloudy glass and broken seals (per page 3 Section 4.4)
2. Landscaping at front of homes should be neat with no over-grown bushes or excessive weeds. Kirby can provide a quote – contact Mark for their information.
3. Dirty vinyl walls visible from street should be cleaned.

The Architectural Committee will allow 90 days for corrections to be made or to submit a plan of action (if there are cost hardships for the homeowner).

Kim Farmer suggested that the covenants be updated since they reference features not included in our subdivision and inconsistencies (these were boilerplate restrictions used by the original builder for numerous subdivisions). Mark will look into getting the covenants rewritten (and see if it must be done by an attorney). Approval of any changes must be approved by 75% of all lot owners.

- *Miscellaneous*

Brian Macaluso said he would like an occasional email to go out to neighbors regarding speeding, maintaining drainage ditches in front of homes, etc.

Don Andre stated that torpedo grass is showing up in the neighborhood and it can't be killed, only controlled. Randy Gonzales said he had contacted Dan Gill to ask what can be used for his lawn and the recommendation is anything with Sethoxydim in it. Randy previously used Vantage, but hasn't been able to find it anymore. Don recommended Ferta-lome or Grass Beater (over the top) available from Tru-Value (you can order it online and have it delivered to local store for pick up).

- Next meeting is October 20, 2018. We'll hold elections for 2019 Board Officers and Assessments.

There being no further business to discuss, Charles Roper made the motion to adjourn the meeting and it was seconded by Chick McCloskey. Meeting adjourned at 10:58 am.

Minutes submitted by Dede Ricard on 6/29/18.