**Meeting Minutes**

**3/23/2019**

**Tuscany HOA Officers Architectural Control Committee:**

Mark Ricard – President (504) 690-9998                             Randy Gonzales 707-2450

Mary Gilmore – Treasurer (619) 647-3177                          Brian Macaluso 690-6660

Alaynna King – Secretary (504) 669-5186                            Chick McCloskey 641-4511

**Attendees:**

Mark and Dede Ricard

Mary Gilmore

Harold “Chick” McCloskey

Charles Carson

Alison Cuevas

Mattie and Dan Daley

Jason and Kelly Buras

Alaynna King

Paula Holland

Keith Towler

L.V. Cooley

Jason Leng

**UPCOMING EVENTS-**

Easter Egg hunt- 4/13

May Tuscany dinner- maybe at Fratelli’s….Stay tuned for more details

Future Meetings- 6/22/19 and 10/19/19

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**Budget was presented-**

Discussed number of residents had not paid as of 3/23.

Our accounts are in good shape.

Bank account issues with Capital One. Looking to move to a new bank.

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**Drainage-**

Entrance erosion on Tuscany Dr, between 1st and second homes. We have requested parish to repair. We will act on repair if Parish doesn’t.

546 Florence- Land is washed away and owner has been back filling with dirt. We will supply the information to all on contacting parish on drainage issue. Neighbors are encouraged to, call, send pictures and/or emails to parish when issue arise. Stay tuned for an email on that process.

Parish has on their schedule to re dig some of our ditches that are not draining correctly. They will also be installing a new underground culvert under Naples Court to help our drainage issues in that area.

**Solicitations-**

Problems with people soliciting in neighborhood. Re-proposed the option of a “No solicitation” sign at the neighborhood entrance.

Alaynna King will look for signs for the front of the neighborhood with possible added space feature for neighborhood notifications.

In the meantime, we will be sending out an email on how to handle Solicitors/Peddlers.

**Nomination s for board members**-

 Need volunteers for board. All current members have already been in place for two years. Possible option for the HOA to pay a management company. An alternative was to pay neighborhood individually, but the legality is unknown. Proceed with interviewing management companies.

**Electrical issues at front entrance-**

Outlets and controls at the front entrance are inoperable. Contacting electricians to repair.

**Neighborhood resident contact list-**

Working to verify current resident contact information to ensure that everyone is notified of neighborhood issues, events and notifications.

**New resident gift baskets-**

This practice will be renewed and will include a welcome letter. Alaynna King will make the gift baskets.

**Mailbox repair-**

Many mailboxes have been damaged by dog urine and weather. Mark Ricard will provide information on where to get paint for mailbox refinishing. The manufacturer “Special Lite Products” or the installer “Magnificent Mailboxes”. Cheaper to go to manufacturer. Per email that was distributed.

**Street Signs-**

Previous repairs were inadequate. Grapes are peeling off of signs. Mark Ricard present some options of grapes, Irons and wood. We will make some prototype signs for review and choose an option to repair. The previous repair contractor will prepare signs and install new grapes after selection for $100.

**Street Light issues-**

Some lights have been changed and are different colors and shaped bulbs. Some are LED and some are not. LED costs less to operate. We are requesting consistent lighting for safety and aesthetics.

**Covenant issues-**

The board plans to review and recommend changes to the existing covenants. There are some areas that don’t apply to our neighborhood. They were adopted from another subdivision. They will be sent out for review. There are 79 lots in Tuscany. In order to amend/remove any of our covenants, we will need 2/3 of the property owner’s approval.

Violations of existing covenants were discussed. Basketball goals, landscaping, posts and chains, etc

Mr. Carson who owns the lot at the corner of Tuscany and Napa Valley Way with the post and chains was in attendance. There was a beneficial, lengthy discussion about neighbors imposing on other people’s property without permission, as well as, the fact that in the past, the board had not followed through in enforcing compliance for ALL violations. It was discussed that current and future violations would be handled by the process of notification with a result of owner remediation or HOA litigation. Mr. Carson had cleaned up the lot from the previous owners and made it more aesthetically pleasing for the neighborhood. The disrespect from neighbors and parish vehicles parking on his property forced his hand. Everyone agreed that it was a problem. Mr. Carson agreed to remove the unsightly posts and chains. The board volunteered to plant and maintain two bushes at the two entrances of his property to aid in preventing people from abusing his property and to beautify the area.

**Contractor lots-**

There are contactors who are noncompliant with the covenants and do not respond to repeated requests to keep their ditches clear for proper drainage and keep their empty lots clean and free from stored materials, vehicles and equipment. It is very unsightly, and it is wrong that owners who live around there every day have to look at it. The board plans to notify for remediation or to litigate by placing liens of the properties. The board may invoke their rights to go on the property and remove the items that violate the covenants, at the property owners’ expense.

**Park Improvement-**

The board is considering putting up for discussion, and voting on, building a covered pavilion in the park, on a slab. There would be a special assessment to fund this. We will be getting estimates.

Drainage issues around the walk in the park were identified. Mark will call our landscaping company Kirby’s to check for low lying areas on walkway, and also remind them to treat for ants as needed.

**Facebook page-**

Please go and “LIKE” the Tuscany page. The board will be using this more often as an additional way to communicate with residents. Please accept invitation to join if you receive one.

**Decoration storage-**

The current locations for decoration storage are no longer available. Options were discussed including a closed in storage area in the proposed pavilion in the park. For immediate use, we will be adding short wooden steps and flooring in attic space at 526 Florence to store decorations.

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Issues brought forward by residents-

**Pets roaming free in neighborhood-**

It is a parish ordinance that dogs are walked on leashes AT ALL TIMES and are not free to roam. There have been several recent incidents of neighbor’s dogs leaving their property and jumping on, attacking, or chasing other neighbors. This will not be tolerated. Animal control and parish officials will be called for any violations. Your dog could be seized by animal control.

Another reminder on picking up your pet’s waste. You are solely responsible for picking up after your pet on every property outside of your lawns. That includes empty lots, spaces between streets and ditches, neighbors’ lawns, in all areas of our park, etc. etc. And PLEASE do not allow your dogs to pee on our mailbox posts, or our street sign posts!

Motion to adjourn by L.V. Cooley; Seconded by Dede Ricard

Motion to adjourn passed.