MINUTES

Tuscany Homeowners Association General Meeting

October 19, 2019~ 10:00am

Keller Williams Realty Office ~ 2053 Gause Blvd E.

        **Call meeting to order   -  Mark Ricard as President ----**10:03am

        **Go over Agenda – Mark Ricard ----** Reviewed Agenda

        **Need a motion to approve minutes from last meeting – Mark Ricard--- Motion by** Dede Ricard and seconded by Craig Canepa. Motion approved unanimously

**Old Business:**

Covenant violations:

        Cloudy windows – Discussion on options: Repair / Replace / Cover with Solar Screens-

Discussion- The board has been bringing forward the issue of cloudy windows for over a year. Options were presented. Repair or change out front windows, Solar Screens, etc. (Glenn Smith on Gause West Replaced Mark Ricard’s) Possible fines will be imposed if fogged windows are not remedied.

-        Landscaping outages-

Discussion- Complaints about not maintaining personal gardens. Bushes need to be trimmed, gardens weeded, grass cut, etc.

        Dogs messing on neighbor’s property and common grounds/ Peeing on posts.

Discussion- You are responsible. PICKUP YOUR DOGS POOP. Please pickup poop and stop letting you dog pee on street signs and people’s mailbox posts. Pee rots the wood and corrodes the mailbox posts. There is camera footage of those who are allowing their dog to violate other people’s property and they will be identified and made public if this problem persists.

**Other:**

         Drainage issues update-

Discussion- The parish has been surveying the neighborhood culverts and ditches. They presented their recommendations to the Sewerage and Water Board. Part of the recommendation is for the ditches to be dug out around the culverts and in front of the houses. Installing more culverts is a possibility. Homeowners can save their yards by digging out their culverts themselves. Also, enter a work order on the Sewerage and Water Board website to get action. Mark Ricard has an action item to get the list of recommendations from the surveyor.

        Park Improvement ideas

Discussion- Storage area and pavilion with an added special assessment. Suggestions for park enhancements for more usage is requested. We need a place to store neighborhood decorations and supplies. Right now, several people have stuff stored at their houses. Suggested a covered pavilion with table and storage closet.

**New Business:**

        Treasurer’s report: 2019 position and 2020 proposed budget, assessment notice, and process

Discussion- Correct date on Active Balance to 2019. Go Daddy website for $239.76 and $100 for court costs to sue owner for back dues was not in the budget. Owner owes back dues from 2010 to present, $4800. November 14th court date. Possible garnishing of wages. Reviewed proposed 2020 budget and budget was approved.

* Change of Covenants-

Discussion- Jim Carothers pointed out there are grammatical and spelling errors. Many residents want to submit suggestions. We will request help from the new Management company on this project.

       Christmas outing ideas and additional holiday activities?

LV and Rebecca Cooley host an annual Christmas Party for all residents at their home, 109 Tuscany (1st house in the neighborhood). More information will be forthcoming.

Dede usually plans Tuscany Christmas dinner, but has suggested that someone else more in-touch with the neighbors take over planning the event.

Halloween party with jump house at 554 Florence (Tracey Powell)

Cookies with Santa at Juanita Budde’s house (529 Florence). You provide a gift for your child/grandchild to be presented by Santa who arrives by firetruck. Usually on a Friday night, but date not yet set. Not just for those with kids. All neighbors are invited as a social event for all.

        Open for floor discussion on new business/concerns  -- None

          2020 meeting dates-

Discussion- Spoke about same schedule and agreed. Dates to follow at a later time.

        Voting:  New board - Architectural Committee Members – Moving to Property Management Company

Management Company- PASSED

Yes vote: 20 Live votes + 28 Proxy votes = 48 in favor

48 out of 77 eligible votes is 62% in favor.

The Board will supervise and approve any recommendations from the Management company.

2020 Budget - approved unanimously

Change of Covenants- No Vote. Needs further review.

Board and Committee election:

President- Need 39 votes

Mark Ricard 45 Votes- 2020 PRESIDENT

Melissa Perry 3 Votes

Treasurer-

Mary Gilmore - withdrew

Melissa Perry- no contest – 2020 TREASURER

Secretary-

Kimberly Farmer 7 Votes

Dede Ricard 40 Votes – 2020 SECRETARY

Melissa Perry 5 Votes

Architectural Committee- The 2020 committee is comprised of all three individuals below.

Chick McCloskey

Don Andre

Tim Gilmore

Motion was made to adjourn the meeting and approved unanimously.