**Tuscany Homeowners Association General Meeting
June 6, 2020 @ Tuscany Linear Park**

Board President Mark Ricard called the meeting to order at 10:00 am. 15 owners were in attendance.

Randy Gonzales made a motion to accept the minutes from the October 2019 meeting. Seconded by Jacalyn Epperson and passed unanimously.

# Treasurer’s Report – presented by Melissa Perry

* Mark explained that a synopsis of records had been prepared due to GNO Management’s difficult to understand statements.
* Melissa reported that at the end of April, we have $24,953.05 in our account. We have monthly expenses of Cleco (for power at front wall and street lights), Resolve (for front garden and linear park), GNO monthly fee and landscape/grass cutting.
* Our contract with Kirby ends at the end of June. The Board requested GNO too solicit bids for a new provider since Kirby was bought by Sean Cathey and service has gone down: weeds, ant piles, poor trimming of trees, etc. New contract is with RCI (our original provider). Cost will be $850 a month vs the previous $800 for Kirby, and RCI cost will go up 2% each year over the 3-year contract. However, their original cost was $895/month and this was negotiated down. We have the option to cancel at any time with 30 days notice. Terry Waldo will be the contact for dealing with RCI.
* A $50 gift card is being given to new neighbors with a Welcome letter since last year. Alison Cuevas stated she had not received a gift card or welcome letter when she moved in last year. Mary Gilmore (previous Board Treasurer) said that Alison had been on vacation when delivery was attempted and Alaynna King (previous Board Secretary) still has the items. Mark will follow up with Alaynna to get that to Alison.
* One lot owner has not paid their 2020 annual dues and one owner has 4 liens on his properties for a total of $4432.00 owed to the HOA.
* Our estimated balance at end of May is $22,426.76. With the monies due us, we would have $12,005.49 at year end; $7,573.49 without collecting.

# Old Business

* Covenant violations are being addressed by GNO with letters. Several owners have replaced cloudy windows already.
* The Architectural Control Committee (ACC) must approve any additions to property, including gazebos, pergolas before they are constructed. All decisions, including variances, will now be given in writing. Past issues are being addressed with letters granting variances in some cases to clear the record. Tim Gilmore reiterated the purpose is to keep the neighborhood looking nice, and not to dictate to people what they can and cannot have in their yards.
* The Board is not recommending continuing with the GNO Management Company. A list of reasons will be provided to property owners prior to the next meeting – October 17 – and continuing with ANY management company will be put to a vote.
* Covenant revisions are being worked by the Board and a few other residents to clean up the cookie-cutter covenants we currently have, which have contradictions and statements of things we don’t have (like a lake). The Board will mail out proposed revisions to all residents well in advance of the next meeting with a deadline for providing feedback. A vote on the revised covenants will take place at the next meeting. Be aware that any changes to the covenants must be approved by 2/3 of the voting members! Proxies will be sent with the next meeting agenda.
* Donna Gonzales suggested that a reminder go out that garage doors should be closed at night for aesthetics and for safety.
* Dede Ricard proposed we put up a sign at the entrance to the neighborhood similar to those in Cross Gates stating “This is a Covenant Restricted Neighborhood” as several neighbors who purchased homes in Tuscany were not notified by their realtor or Title Company of the covenants or annual dues. All in attendance agreed. The Board has authority to spend up to $1,000 without a vote, and the sign will cost significantly less than that.
* Drainage swale behind Naples Court (lots 14-23) has been cleared for the second time. Residents should refrain from throwing anything over their back fence blocking the area of draining.
* Mark brought a sample post with reflectors and solar light to be erected at the entrance of Tuscany Drive (in the swerve) to discourage riding on the shoulder of the road. Additional posts are also proposed on Napa Valley Way at the end of the linear park where visitors have parked on and broken sprinkler heads. In future, additional posts may be erected at corners that are suffering from ruts.

The meeting was interrupted by heavy rains and ended unexpectedly at 10:30 am!

Minutes submitted by Dede Ricard.
06/06/2020