**Tuscany Homeowners Association General Meeting
October 17, 2020 @ Tuscany Linear Park**

Board President Mark Ricard called the meeting to order at 10:10 am. 34 owners were in attendance and 16 proxies were in hand. This represents 50 votes.

# Minutes from June meeting

Charles Kelm made a motion to accept the minutes from the June 2020 meeting. Seconded by Jim Carothers and passed unanimously.

# Treasurer’s Report – presented by Mary Gilmore

* GNO had control of our finances from January through July 1, so no information available during that period.
* We currently have a balance of $18,011.57 and after 2020 expenses, we expect to end the year with a balance of $10,567.39.
* 2021 dues will remain the same as 2020: $300 per lot. Dues are are due on January 1 and is late on April 1 and will be assessed late fees.

# Old Business

* Revised covenants were discussed. There was still some concern with the phrase in Section 4.4 regarding the HOA having the right to enter the property in order to make corrective actions: “It is anticipated this would only be necessary in the event the property is uninhabited.” It was expressed that this phrase was too ambiguous. Dede Ricard explained the intent was in the case of a house where the owner is deceased after paying off the house and has no direct heirs. The property could quickly fall into disrepair, and with no heirs or anyone to cite, the HOA would have to make necessary repairs to maintain our property values. It was agreed that the verbiage will be modified to read: “This would only be necessary in the event the property is uninhabited.”
* Because there were only 50 votes available and a 2/3 vote to approve is required (52 votes), a vote on the revised covenants could not take place and will be rescheduled.

# New Business

* Election for Officers and ACC members was held. All positions were voted in unanimously with no opposition:

President – Mark Ricard **Elections of Officers and Architectural Control Committee**

Treasurer – Mary Gilmore

Secretary – Dede Ricard

Architectural Control Committee members: Tim Gilmore, Michael Combe (new member), Chick McCloskey

* **Halloween** – Jen Macaluso explained that some neighbors had hired a St. Tammany Deputy to help decrease the number of cars in the neighborhood. The deputy will be located inside the subdivision and will encourage cars to park and then have people walk through the neighborhood for trick or treating. She’ll put up a banner at the entrance saying “Private Event 6-9”. This is a vinyl banner and can be reused for future years.

Donna Gonzales asked about alternatives to having children ring doorbells since we should socially distance due to COVID, such as setting up an area at the front of your driveway to give out candy. Jen said that she would send recommendations when it gets closer to Halloween.
* **Christmas** – Cookies with Santa was discussed and Mark asked for anyone volunteering to host it. Jen Macaluso proposed having it in the linear park with tents and electric heaters. Charles Roper will still be our Santa. Proposed date is 12/12 at 1 pm. More information will be sent out as the date draws nearer.
* Posts to protect sprinkler heads have been installed on Napa Valley Way at the end of the linear park, and another at the entrance on Tuscany Drive where there was a rut in the grass. Solar caps are being replaced with copper solar lights. A suggestion was made to install same posts at street corners that are having issues with drivers cutting into the grass. Mark will check out the legality of putting them there. It was also proposed that posts be installed along Tuscany Drive at the linear park to protect sprinkler heads, but it was decided that since those sprinkler heads aren’t being damaged, we wait until there’s a problem.
* Mark brought up a suggestion from a neighbor (who wasn’t present) the idea of installing a playground in the linear park. There was immediately much concern from neighbors whose back yards abut the park. It was also suggested this wasn’t needed as play equipment should be put in the residents’ backyards if they had children, or take the children to the public park just down the street (John Slidell).
* A pavilion was also suggested for the linear park, but this would require a Capital expenditure and is not being considered at this time.
* Alaynna King asked why we no longer had GNO as our property management company. Mark explained that GNO did not perform to our expectations: they initially said that they would make recommendations for approving/not approving items submitted to the ACC, but then said that was not their responsibility; they paid bills that were not ours and did not wait for approval from our Treasurer before making these payments, among other issues. Melissa Perry, the former Treasurer, stated that we hadn’t actually fired GNO, rather they had fired us! Mark admitted this was true, but that it had been prompted by his email to them stating our displeasure with their services. We are no longer considering a property management company and the officers and ACC will continue to handle the required duties. Mark reiterated that the members of the ACC should be contacted PRIOR to building anything on your property.
* Dana Kelm asked about owners who may be late paying dues. Mark said he was happy to report that ALL owners are up-to-date, including one homeowner who had been past due for years and was brought to Small Claims Court, and a contractor who had been fined for storing equipment on his lots and had liens filed against a property that he had built on and was ready to sell.
* Brian Macaluso suggested that new neighbors since the June meeting introduce themselves:
* **Warren Bernard** moved back to Slidell from GA with his wife, Faithe, and 3 kids, ages 16, 11 and 5. He is at the corner of Florence and Palermo.
* **David Cunningham** is retired Army and his wife, Christie, is a medical examiner with the St. Tammany Coroner’s office. They have no children (and don’t plan to have any!) and purchased the house at the corner of Napa Valley Way and Florence. He generously provided electricity for the microphone being used at the meeting!
* **Dennis Cucinello** lives on Naples Court and has a 6 year old, 8 year old, 1 year old, and his wife is currently expecting.

There being no further business to discuss, a motion was made by Charles Kelm to adjourn the meeting, which was seconded by Dee Square.

Minutes submitted by Dede Ricard.
10/17/2020