

**Tuscany Homeowners Association General Meeting Minutes
October 9, 2021 @ Tuscany Linear Park**

2021 Tuscany Homeowners Association Officers:

President – Mark Ricard 690-9998; ricardma2@yahoo.com.com

Treasurer – Mary Gilmore 619-647-3177; marflo12004@yahoo.com

Secretary – Dede Ricard 504-458-5694; ricarddede@yahoo.com

Architectural Committee members:

Tim Gilmore 640-9366; raffy_36@yahoo.com

Michael “Hitch” Combe 281-685-1052; mcombe@gmail.com

Chick McCloskey 641-4511; stmccloskey@att.net

Website: <http://tuscanyestates.net/>

Call to order

Board President Mark Ricard called the meeting to order at 10:08 am. 32 owners were in attendance with 24 proxies. A quorum of 39 was needed to conduct elections and we had a total of 56 votes available.

Mark asked for a motion to approve the minutes of the last meeting, which was made by Randy Gonzales and seconded by Alison Cuevas. All in attendance approved the motion.

Treasurer’s Report

2021 Budget

Mary Gilmore stated we currently have \$9,295 in our checking account. All October bills have been paid. Electric, water and landscaping have all increased and we experienced storm damage (trees in linear park).

We expect to end the year with about \$5,000 in our account if we don’t incur expenses for camera or sprinkler repairs. (Duran Henderson is taking over responsibility for cameras from Brian Macaluso, who is leaving the neighborhood before the end of October).

Alayna King made a motion to accept the 2021 budget; seconded by Jason Loe and unanimously approved.

2022 Budget

Mary stated we expect to pay a total of \$26,740 in expenses next year. The RCI Landscaping contract includes an annual increase of \$50/month which went into effect in July. (Alayna King has agreed to take over as the landscaping liaison from Terry Waldo.) Mark Ricard stated that the Board will be accepting bids for a new landscaping company to attempt to save money. Alayna pointed out that we must use a company with a \$1 M liability insurance policy. Send recommendations to Mark Ricard.

Motion to approve the 2022 Budget, including keeping the annual dues at \$300, was made by Don Andre and seconded by Alison Cuevas. Unanimously approved.

Architectural Control Committee Report

- Unfinished house on Florence – a Certified letter will be sent to the contractor, Andrew Peffley, stating he is in violation of our covenants requiring a residence to be substantially complete within one year.
- Address numbers on mailboxes – our covenants require 3” brass numbers be placed on BOTH sides of our approved mailboxes. Addresses on houses are at the homeowner’s discretion and are not specified in the covenants. Brass numbers are available from Magnificent Mailboxes, but the cost seemed high (\$16 each). Any 3” brass number, regardless of font/style is allowed. Letters will be going to all homeowners missing one or more numbers.
- Cloudy windows – to keep up the aesthetics of our neighborhood, any cloudy windows at the front of homes should be replaced or covered with solar screens. Cloudy windows means the seal in the double-insulated pane has broken. Any homeowner with cloudy windows will receive a letter specifying the window and its location on the home. If the homeowner is making attempts to get the window replaced, or has some other hardship case preventing immediate replacement, please tell the ACC and accommodations can be made.
- Livestock in yard – chickens and any other livestock are not allowed in our neighborhood per our covenants. Alison Cuevas stated this could be an insurance issue, (and there could also be an odor issue). Letters will go to homeowners specifying the covenant being violated.
- House plans for the two homes Kelso has under construction HAVE been submitted and approved.

Reminder – violation of covenants are subject to fines as specified in Section 6.12 of our Covenants.

Old Business

Drainage work

Notice of Quote Request from St. Tammany Procurement Department for drainage work in Tuscany went out with a deadline to submit bids by 9/28/21. According to the drawings included in the bid, the target areas are Napa Valley (both sides from Tuscany Drive) and Naples Ct. @ Palermo. The paperwork specifies that some driveways and ditches will have to be removed in order for ditches to be set to the correct elevation, but no timeline was given for beginning the work or how long a homeowner would be inconvenienced. It is assumed that an advance notice will be given (maybe 30 days prior to commencement of work?) but this is unknown.

Tuscany Front Wall

It was explained that the colors of the wall were selected to be in keeping with the street signs and were painted at the time the wall was repaired from termite damage. A vote was called regarding the color of the front wall to either Keep As Is or Change. Total votes were Keep As Is = 25; Change = 29.

Mark will get prices for changing out (a) the purple color (b) the green color and (c) BOTH colors. Another vote will be taken showing cost for all 3 items before the end of the year. After the vote, a committee will be formed to come up with color options to be voted on by the whole neighborhood.

New Business

New Subdivision off Military Road

Located on the left side of Military Road heading towards Brownsitch, between the interstate and Brownsitch. It's projected to have 250 total homes, with 80 in Phase 1. The name of the developer is unknown. It would fall under Tammany Utilities, which is already experiencing issues.

Food Truck Events

Dede has lined up La Sabrosa Tacos y Mas from 5-8 pm on October 30 to be located in the cul-de-sac at Naples Ct and Palermo (between King and Peyton). There is no dollar limit minimum required.

Dede also lined up The Smokin' Buddha BBQ for November 20 (from 11-2). They will again be in the Ricard's driveway at 562 Florence. They do require a \$500 minimum in sales and you can text your order in advance.

Dede will create flyers for both of these events and hand out to all residents. FaceBook events have also been created and posted in our Tuscany FB group.

Trees damaged from Hurricane Ida

Three trees in the linear park were uprooted and lying sideways after the hurricane. RCI stated they could not be replanted and would charge \$700 to cut them down and remove them. Mark, Don Andre, Tim Gilmore and Chick McCloskey have reset them (supplies had to be purchased) and they appear to be doing well. Mark received advice to insert Feed sticks to help nourish them – that hasn't yet been done.

Future Social Events

The Tuscany Social Events Committee (Camille Blanchard, Jerry Henderson, Alayna King and Dede Ricard) proposed these events:

- Halloween: Sheriff's Deputy Traffic Control Detail - costs \$50/hour with a 3 hour minimum (5-8 pm) = \$150. The deputy would not prevent anyone from entering the subdivision as this is a public neighborhood, but would manage traffic to avoid cars driving streets following children. **Vote YES= 40 or NO=8.** The HOA will reserve the Traffic Detail and pay the cost.
- NOVEMBER – chili cook-off in conjunction with the Saints away game on 11/14 in the linear park – noon kickoff. Mark volunteered to setup a tent with a TV to watch the game. We would need to borrow electricity from neighbors backing up to the linear park. An informal show of hands for interest indicated we should move ahead with this event.

Dede will communicate more details via flyer to all homes and with a FaceBook event in the Tuscany group.

- DECEMBER -
Holiday Dinner at Fatty's Seafood – 12/10 or 12/18. We would meet in their private dining room. The 3-course menu offers choice of salad or chicken/sausage gumbo; grilled chicken breast with Mushroom Alfredo sauce*, blackened grouper with crawfish cream sauce* or a 6 oz. filet; and choice of bread pudding or crème brulee. *Sauces can be left off of any dish. Cost is \$35 per person (the same as our last Holiday dinner in 2018!) and includes coffee, tea and soft drinks. A cash bar for alcohol is also available. An informal show of hands indicated most people who are interested in attending would prefer Saturday, 12/18. Dede will proceed with booking the room and will communicate details later.

Christmas Cookie/gift delivery by Santa for interested families – 12/18 at 11 am. There did not appear to be much interest from the neighbors in attendance at the meeting for either the Christmas Cookie OR gift delivery. An email will go out to all neighbors closer to December to again gauge interest – at the least, Christmas cookies could be delivered to ALL neighbors by Santa!

Elections

The slate of officers as presented was modified to remove Tim Gilmore from the ACC (he is stepping down to return to work) and a replacement was needed. Kim Farmer checked with her husband, and Clinton agreed to be added to the ACC.

A vote was taken and the proposed slate of officers with President-Mark Ricard; Treasurer-Daniella Green; Secretary-Dede Ricard; and ACC members Hitch Combe, Clinton Farmer and Chick McCloskey was approved by all except one dissenting vote.

Other Business

- A Holiday Decorating Contest was proposed. It was mentioned that last year Florence Drive made the Slidell list of streets-to-see with holiday decorations.
- American flags at holidays sponsored by the Rotary Club are available five times per year – Memorial Day, Flag Day, Independence Day, Labor Day and Veterans Day at a cost of \$30. The HOA paid \$150 for 5 flags (and got 1 free) that are set up at the front entrance facing Tuscany Drive on the stated holidays. If interested, contact Alison Cuevas.
- Randy Gonzales mentioned that Virginia button weed has been seen throughout the neighborhood (it has small white flowers). If left untreated, it will take over your lawn! Zone Free was recommended by the Garden Spot to kill it and any other weeds.
- LV Cooley will draw up an agreement that he would like the HOA officers to sign off on stating that the black fence at the left entrance to subdivision is on his property so there is no question about that when he dies.

There being no further business to discuss, a motion was made by Randy Gonzales to adjourn the meeting, which was seconded by Alexa Cucinello. Meeting adjourned at 11:20 am.

Minutes submitted by Dede Ricard on 10/9/21.