

Tuscany Homeowners Association General Meeting Minutes July 22, 2023 @ Tuscany Linear Park

2023 Tuscany Homeowners Association Officers:

President – Clinton Farmer 985-517-4558; clintrere@yahoo.com

Treasurer – Ashante Shivers 240-598-5963; Ashante.Shivers@yahoo.com

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

Director – Jacalyn Epperson 417-234-1930; jacalyn.epperson@gmail.com

Architectural Control Committee members:

Randy Gonzales 985-707-2450; rhgonzales@hotmail.com

Jerry Henderson 985-445-2759; Computerchick899@yahoo.com

Alaynna King 504-669-5186; alaynnaking@gmail.com

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

Call to Order and approval of March meeting minutes

Board President Clinton Farmer called the meeting to order at 10:05 am. Owners from 22 properties were in attendance. Clinton asked for approval of the March meeting minutes. Craig Canepa moved to accept the minutes and Alaynna King seconded. A vote was taken and all approved with no dissents.

Treasurer's Report

Clinton introduced our new Treasurer, Ashante Shivers. She stated she just moved into our neighborhood in May at 538 Florence Drive.

The current bank balance is \$27,646.12. As of today, everyone has paid the initial \$300 annual assessment. Nineteen property owners owe the additional \$150 assessment due on July 1. After July 31, a \$25/month late fee will be charged.

In future, all payments should be mailed to our PO Box, which is 1527 Gause Blvd., PMB #117, Slidell, LA 70458 and is posted on our website. The PO Box two-year fee is \$240, but it was noted that only \$60 has been paid so far. Clinton explained that during the interim of having no Treasurer, he was the only person authorized to pay from our account and he didn't want to incur too much debt, so he only paid for 3 months. Ashante stated that she will be paying the remainder this month.

The General Liability insurance line item was less than what was budgeted since we dropped the Officer coverage. The policy is paid in full for the year.

Landscaping

Alaynna King is our contact for landscape issues. She explained the costs incurred for additional planting at the front entrance were all approved by the Board in advance and backed up by itemized receipts from Bantings Nursery and Home Depot. She even planted some things at her own expense.

Most of the expenses were against the insurance settlement to replace what had been damaged. Additional plants were purchased to enhance the front entrance per feedback from several neighbors. Alaynna planted perennials rather than majority annuals so that we wouldn't have to plant new items every year.

The contract for Estate Maintenance is \$10,900, which is slightly higher than the previous year due to a typo made by the vendor on the cost of mulch (which he absorbed the difference and didn't charge us). He corrected the item on this year's contract. The contract is still less than the \$12,000 which was budgeted. Therefore, the Board approved the allocation of the additional plants against this line item. We are still under-budget for the year on this item.

Alaynna stated that a new bid would go out for landscape work for 2024 to include more plantings, more frequent trimming of bushes, and maybe other additional items (ant treatment?) She will begin to solicit bids from vendors by October.

ACC Report – Randy Gonzales stated the only thing to report is the missing mailbox at Larry Hess' house. It was knocked down by a young driver and he's still working with that individual to have it replaced.

New Business

A discussion ensued on what the remaining insurance settlement money should be spent on. Some suggested additional landscape work at the front entrance, others suggested replacing more street signs over the budgeted amount of \$3,000. However, the total cost for replacing all signs would be well over \$10,000. The exact number of signs was not available, but include speed limit signs, No Outlet, street names, stop signs, and a Children at Play sign.

Regarding street signs, a committee headed by Dan Daley and including Chris Shivers will review bids and choose a vendor, then decide on which signs should be replaced first. It was agreed that we could stagger replacing the signs so as not to incur additional cost and allow us to keep our annual assessment at \$300. Mark Ricard had previously solicited bids and this information was shared with Dan. It will also be sent to Chris.

Another project that requires a committee is installing solar posts at street corners that have the deepest ruts. We currently have 3 posts and solar lights available. Jason Loe, Chris Shivers and Randy Gonzales volunteered to take this on. Mark Ricard currently has the posts.

Our By-Laws also need to be revised and a request for a committee to rewrite them went out. It was asked is there are specific areas of the By-Laws that need to be addressed – Dede explained that some are obvious errors, such as the wrong mailing address and skipping from Article I to Article III. Another item to address is defining the role of the 4th Director on the Board – should this position have assigned duties or function as an alternate for other Officers? Since we now have four Board members, we need to address what happens in the case of a tie vote.

Other Business

Date for the Garage Sale was set for October 14. So far, interested families are: Simone Galatas, Jason Loe, Pamela Holst (all on Tuscany Drive), Andrea Carter (Napa Valley Way) and Greg Davis (Palermo). If you're also interested, let Simone know as she will handle advertising.

Hard copies of the 2023 Phone Directory were distributed to everyone in attendance. If you would like a hard copy, please contact Dede Ricard. She will attempt to drop off to all houses not represented at today's meeting as they've already been printed.

Nominations for Officer/Director/ACC member are now being accepted as our election for 2024 will take place at our next meeting on October 21. If you have questions about the duties of any position, please contact the current officer. All positions are open.

Social events were discussed. Dede will contact Sedra Bistro about availability on Saturday, December 2 for the annual Holiday Dinner. Ashante volunteered to spearhead additional social events. Claude Schick said his wife Kelly would also be interested in working on this committee.

There being no further business to discuss, a motion was made by Mary Gilmore to adjourn the meeting and seconded by Simone Galatas. Meeting was adjourned at 10:42 am.

Minutes submitted by Dede Ricard, July 22, 2023.