



<http://TuscanyEstates.net>

**Tuscany Homeowners Association General Meeting  
October 21, 2023 @ Tuscany Linear Park  
DATE CORRECTED ABOVE**

**Tuscany Homeowners Association Officers:**

President – Clinton Farmer 985-517-4558  
Treasurer – Ashante Shivers 240-598-5963  
Secretary – Dede Ricard 504-458-5694  
General Director – Jacalyn Epperson  
417-234-1930

**Architectural Control Committee:**

Randy Gonzales 985-707-2450  
Jerry Henderson 985-445-2759  
Alayna King 504-669-5186

Board members present at this meeting were President Clinton Farmer, Secretary Dede Ricard and General Director Jacalyn Epperson. ACC members present were Randy Gonzales and Jerry Henderson.

President Clinton Farmer called the meeting to order at 10:07 am. There were 21 attendees in person and 9 proxies received. A total of 37 attendees/proxies were needed (79-6 ineligible=73 divided by 2=36.5), so a quorum was not present.

**Minutes from July meeting**

Mark Ricard made a motion to accept the minutes from the July 2023 meeting. Seconded by Mary Gilmore and passed unanimously.

**CORRECTION – Because there was no quorum, the July meeting minutes could not be approved.**

**Treasurer’s Report – presented by Dede Ricard (in absence of Ashante Shivers)**

- Our current balance is \$25,059.97 and after 2023 expenses, we expect to end the year with a balance of \$14,660.00.
- We have \$5,708.96 remaining from the Geico Insurance settlement.
- A total of 6 households have unpaid amounts due: 4 unpaid special assessment plus late fees, plus additional late fees owed by 2 for a total of \$600 in unpaid assessments plus \$362 in unpaid late fees.
- The line item for water was over-budgeted this year and in previous years, so we will have surplus left at year end to carryover (near \$1,000). Other unspent line items are Office supplies (\$300.00), Camera system maintenance (\$500.00), Web Hosting (not due until 2024,

but was shown on 2023 budget - \$208.75), Miscellaneous (over \$1,000 unspent), Solar post project (\$500.00), and Street sign project (\$3,000.00).

- 2024 budget proposes that annual assessments remain at \$300.00 due on January 1. A line item for Beautification/Decorations was put back in for \$200.00. Water cost adjusted to \$1200, office expenses reduced to \$250, and all other items remain the same as 2023.

### **Discussion:**

Jason Loe volunteered to chair the committee on solar posts. Other volunteer is Mark Ricard. Four posts are available for immediate installation. Three corners were recommended: Napa Valley Way & Florence (both sides) and Sonoma Ct. and Florence (at Canepa's corner). Additional corner will be decided by the committee, as well as any additional places where posts should be installed. They will report on progress at next general HOA meeting.

Chris Shivers volunteered to chair the committee on street signs. He confirmed that he has received email with vendors researched by Mark Ricard in previous years. Other volunteers to assist on this committee are Mark Ricard, Clinton Farmer and Jerry Henderson. Chris will call a meeting to recommend a vendor and which signs to be replaced first, keeping within the previously approved budget of \$3,000. This should be done as soon as possible. Recommendations will be voted on at the next general HOA meeting.

Jacalyn Epperson suggested that the \$250 for Rotary flags (previously paid from Miscellaneous) be included in the Beautification/Decorations budget to increase the official amount to \$450. General consensus was to approve this.

An unofficial vote (show of hands) was taken regarding continuing with the gift card for new residents and the majority (all but one) agreed to continue the tradition. It was suggested this receive its own line item, but upon further discussion, it was agreed the amount should come out of Miscellaneous as before since we have no way of knowing how many house sales will occur in a year.

Jerry Henderson asked what was included in the Sprinkler system maintenance line item. Randy Gonzales explained that it covers repairs not caused by landscaper and replacement when they wear out. He stated this year a solenoid had to be replaced which had caused sprinkler to spray without shutting off. It was noted that \$450 of the budgeted \$500 was spent this year.

Jacalyn Epperson mentioned that rather than the costs associated with maintaining the web page that we move to a web-based application that would handle housing HOA documents (covenants, minutes, etc), send out billings and allow owners to make payments electronically. It would also generate fines to anyone in violation of covenants. More information will be provided at the next meeting for a vote.

### **ACC Report**

Randy said there was nothing to report. Mark Ricard asked about neighbors who still have cloudy windows and whether they are being currently fined. Randy said they were not. Mary Gilmore asked about the storage containers in front of home on Florence. Randy explained that

he has been in touch with them and they experienced a burst pipe and flooding damage. It took a while to find a contractor to make needed sheetrock repairs, and the work is currently ongoing, but is now almost complete.

### **Old Business**

- The neighborhood garage sale was held on October 14, and though there weren't many houses involved, all agreed there were better sales than last year.
- The Holiday Dinner is scheduled for Sunday, December 3 from 5-7 pm at Sedra Bistro. No pre-payment is required, but an RSVP is needed by November 30 to set up correct number of seats. Cost is \$25 per person, plus tax and tip. Menu is choice of a soup or salad (soup to be determined that night); choice between these entrees – Chicken Marsala, Seafood Pasta or Pork Loin; and a dessert. There will be a cash bar. Let Dede Ricard know by 11/30/23 if you'd like to attend.

### **New Business**

- **Election of Officers and ACC members for 2024** could not take place as there was no quorum. It was agreed that another election will be scheduled for the first meeting of 2024. Current officers will continue in their positions until then.
- **2024 assessment** will be \$300, as was approved in 2023.
- **Revised Bylaws** could not be approved due to lack of a quorum. Primary changes suggested were corrections to several items (tax ID number, mailing address, numbering in document) and streamlining it. Other changes included term limits for officers, limiting Board members to one person per household, and specifying how assessments are to be paid – NO CASH, no dropping off at Treasurer's house – in order to better document timeliness of payments. Money orders and checks are always accepted and must be sent to HOA official mailing address: 1527 Gause Blvd., PMB #117, Slidell, LA 70458.
- **Meeting dates for 2024** were discussed. It was pointed out that the 3<sup>rd</sup> Saturday of March is St. Patrick's Day weekend. Therefore, the first meeting of 2024 will be on March 9, at which time another election will attempt to be held.

### **Other discussion**

Charles Roper suggested calling Scott at 985-285-4141 if you have any old appliances or any other large metal items to dispose of.

Mark Ricard mentioned that loose garbage is not picked up by garbage collectors and must be in containers. He and Jacalyn Epperson both volunteered their extra bins if anyone has a need of them.

There being no further business to discuss, a motion was made by Mark Ricard to adjourn the meeting, which was seconded by Chick McCloskey. Meeting was adjourned at 10:37 am.

Minutes submitted by Dede Ricard.  
10/21/2023