

# VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	3/16/23
Time	6:30pm
Location	Panera's Twinsburg
Facilitator	Rose Oleksiak, President
Purpose	Monthly Meeting

Attendance X- Present; P- Phone; A- Absent; E- Excused

Rose Oleksiak	x		
Jack Joyce	x		
Steve Savanyu	x		
Mike O'Brien	x		

Subject/Topic	Discussion/Assessments	Action/Follow Up
Call to Order	Rose Oleksiak called the meeting to order at 6:30pm	
Minutes Approval	10/13/2022 minutes were reviewed, motion by Rose to accept minutes, second by Jack, minutes approved. All in Favor.	
Iris Management Updates	1) Finances were reviewed, Jack motioned for approval, all approved. 2) Waiting on Reserve Study to make future decisions regarding the VOT.	
New Business		
Old Business		
Open Discussion		
Adjournment:	Rose Oleksiak, President adjourned the meeting at 7:55 pm. Next Meeting 5/1/2023	

Signature \_\_\_\_\_

# VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	5/1/23
Time	6:30pm
Location	Paneras Twinsburg
Facilitator	Rose Oleksiak, President
Purpose	Monthly Meeting

Attendance X- Present; P- Phone; A- Absent; E- Excused

Rose Oleksiak	X		
Jack Joyce	X		
Steve Savanyu	X		
Mike O'Brien	X		

Subject/Topic	Discussion/Assessments	Action/Follow Up
Call to Order	Rose Oleksiak called the meeting to order at 6:30pm	
Minutes Approval	3/16/2023 minutes were reviewed, motion by Rose to accept minutes, second by Jack, minutes approved. All in Favor.	
It's Management Updates	Finances were reviewed, Jack motioned for approval, all approved. 2) Mike O is getting the VOT Development Drawings as "approved" by the city. If the Board approves he will speak to an attorney free of charge for consultation to see what our next move is.	
New Business	1) Mike S. voiced a concern the garbage trucks were leaking fluid on the streets when picked up the garbage. He feels it is hazardous to our streets. A motion by Jack to have Mike discuss this with the vendor, seconded by Rose. 2) As a result of the new reserve study we need to discuss the direction we want to take the development in: do we raise the HOA fee continuously to cover the cost of the streets, have homeowners take responsibility of maintaining the driveways and side walks or a new plan. No decisions were made just keep talking.	Mike will follow through with the Mike S. concern. Also, Mike will give 30 day notice to hold a special meeting. July 6th 2023 proposed.
Old Business	Board motioned to put together a group of Homeowners to continue to research the street classification idea. Jack seconded motion ad all in favor.	Debbie and Jan have interest
Open Discussion		
Adjournment:	Rose Oleksiak, President adjourned the meeting at 7:35 pm. Next Meeting 7/10/2023	

Signature \_\_\_\_\_

# VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	7/10/23
Time	6:30pm
Location	Paneras Twinsburg
Facilitator	Rose Oleksiak, President
Purpose	Monthly Meeting

Attendance X- Present; P- Phone; A- Absent; E- Excused

Rose Oleksiak	x		
Jack Joyce	x		
Steve Savanyu	x		
Mike O'Brien	x		

Subject/Topic	Discussion/Assessments	Action/Follow Up
Call to Order	Rose Oleksiak called the meeting to order at 6:28pm	
Minutes Approval	5/1/2023 minutes were reviewed, motion by Rose to accept minutes, second by Jack, minutes approved. All in Favor.	
Iris Management Updates	Reserve Study is in, Do homeowners accept responsibility for the Driveways and Walkways?	
New Business	The common area behind Bill A. and Jack J. property needs to have some dead trees removed and large debris cleared. Jack motioned for funds to clean up the area. Rose seconded the motion. All in favor.	
Old Business	1) Streets (private vs. public) is the question. It would become expensive to take to City to court; easy \$75k and a fight. Board needs to get the Homeowners feeling on the subject and discuss how to proceed. 2) After reviewing the Reserve study our funding is not what is should be. Board needs to present the options the homeowners have. 3) Take a show of hands to see whether the options we have are acceptable before we waste cost of vote and postage.	
Open Discussion	Reason for the meeting is to finalize addenda for the special meeting on July 13, 2023	
Adjournment:	Rose Oleksiak, President adjourned the meeting at 7:45 pm. Next Meeting July 13, 2023 Special	
Signature		

# VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	7/13/23
Time	7:00pm
Location	Macedonia City Hall
Facilitator	Rose Oleksiak, President
Purpose	Special Meeting

Attendance X- Present; P- Phone; A- Absent; E- Excused

Rose Oleksiak	x	Kate Bushy	x
Jack Joyce	x	see attached	
Steve Savanyu	x		
Mike O'Brien	x		

Subject/Topic	Discussion/Assessments	Action/Follow Up
Call to Order	Rose Oleksiak called the meeting to order at 7:00pm	
Minutes Approval		
Irish Management Updates	Mike reviewed all the steps we have taken to try to get the city to dedicate our streets in the VOT. Asked if anyone wanted to volunteer to move ahead with the project. Tracey McGowan and Matthew Roberson and Roger Amoroso volunteered along with Jack and Rose.	a meeting was set up by Rose
New Business	Jack and Mike O. reviewed the reserve study with the homeowners. Reviewed the 2 Options they are looking at for the future. Keep the way things are and pay a higher HOA fee or take responsibility for maintaining driveways and sidewalks.	
Old Business		
Open Discussion	1) Straw vote was taken in reference to the options: Option 1 - 3 votes, Option 2 - the Majority. Will move ahead with a vote. 2) Lots of discussion on the topic. Common line for the driveways that share a common drive, request for it to be put in writing.	Follow up by Mike O.
Adjournment:	Rose Oleksiak, President adjourned the meeting at 9:00pm. Next Meeting 8/21/2023	

Signature \_\_\_\_\_

# VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	8/21/23
Time	6:30pm
Location	Paneras Twinsburg
Facilitator	Rose Oleksiak, President
Purpose	Monthly Meeting

Attendance X- Present; P- Phone; A- Absent; E- Excused

Rose Oleksiak	X		
Jack Joyce	X		
Steve Savanyu	X		
Mike O'Brien	X		

Subject/Topic	Discussion/Assessments	Action/Follow Up
Call to Order	Rose Oleksiak called the meeting to order at 6:30pm	
Minutes Approval	7/13/23 minutes were reviewed, motion by Rose to accept minutes, second by Jack, minutes approved. All in Favor.	
Ir's Management Updates	Finances were reviewed, Jack motioned for approval, all approved.	
New Business		
Old Business	Due to the lack of interest in continuing the committee for the dedication of the streets the idea was put on hold until there is interest.	
Open Discussion		
Adjournment:	Rose Oleksiak, President adjourned the meeting at 7:55 pm. Next Meeting 10/12/2023	

Signature \_\_\_\_\_

## VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	10/12/23
Time	7:00pm
Location	Macedonia City Hall
Facilitator	Rose Oleksiak, President
Purpose	Annual Meeting

Attendance X- Present; P- Phone; A- Absent; E- Excused

Rose Oleksiak	x	Kate Bushy, our lawyer	x
Jack Joyce	x	see attached	
Steve Savanyu	x		
Mike O'Brien	x		

Subject/Topic	Discussion/Assessments	Action/Follow Up
Call to Order	Rose Oleksiak called the meeting to order at 7:00pm	
Minutes Approval	8/21/2023 minutes were reviewed, motion by Jack to accept minutes, second by Jan, minutes approved. All in favor.	
Iris Management Updates	Finances were reviewed	
New Business	Motion for Jack and Steve to stay on the board for 3 more years by Kate, second by Bill. All in favor	
Old Business	Streets dedication has been put on hold due to little interest in a committee	
Open Discussion	1) Christmas lights- taking a volunteer \$20 donation. Steve S. will handle the project. 2) Thumbs up to VOT, it is looking good and homeowners take pride in living here.	
Adjournment:	Motioned to adjourn the meeting first by Jan, seconded by Joe at 9:00pm	

Signature \_\_\_\_\_