

Tuscany Association Meeting

April 27, 2021

Agenda Items

1. Welcome and Introductions
 - a. Board of Directors
 - Amber Bouthot– President
 - Jonathan Schneider – Vice President
 - Pat Burch – Treasurer
 - Cheryl Templeton – Secretary
 - Nathan Gaier, Jodie Adams, Adam Bouthot – at Large members
 - b. Committees & Services
 - Architectural Control Committee – Adam Bouthot, chair
 - Website Manager – Mike Morey
 - Social Events Chair
2. Neighborhood Web Site (www.tuscanyneighborhood.com) – contains the bylaws, covenants, and architectural project application forms.
3. We Need You on the Social Events Committee and for at large board positions.
4. Financial Report
 - a. Cash on hand \$114,880.05 (\$50,000 in savings, \$64,880.05 in checking). This is an increase of \$20,480.87 over March 2020. A resident asked why so much in our accounts? In the future the association will have to pay for the roadwork in our subdivision (60% county, 40% association) and fencing. We are trying not to do future assessments for long term maintenance issues.
 - b. Biggest expenses are landscaping, pond maintenance, liability insurance, legal fees. This year we also have had snowplowing expenses \$1,893,48.
 - c. We are anticipating approximately \$20,000 net income for the year.
 - d. We anticipate that dues will stay at \$325.00.
 - e. Our accounts have been shifted to First Merchants Bank for higher savings account interest.
 - f. There was a resident question on why 60/40 split on road work in the subdivision? That is the agreement with the county. The county did replace some drains last year at no cost to us.
5. Little Library
 - a. There was water damage to the books in the box following a heavy rain. It has been repaired by the maker of the box and refilled. Books are free to leave or take for all neighbors.
6. Important Reminders
 - a. When parking on street don't block mailboxes or driveways. Also, no street parking for an extended period of time.

- b. Please pick up after your dog.
 - c. Do not build on common areas without permission.
 - d. Keep your outside light on at night for safety.
 - e. Speed limits: there have been speeding complaints. It is a difficult to get the speed limit reduced from 35 mph. Please also stop at stop signs.
7. Architectural Requests
- a. Make sure you get approval for any projects. Instructions and forms can be found at www.tuscanyneighborhood.com/wpcontent/uploads/2018/08/Tuscany-. Applications are submitted to the committee. The committee has 30 days to review. The Committee chair will communicate directly with the home owner if there are any questions or more details needed. Committee will vote and final decision will be communicated to home owner.
 - b. So far we have had 4 deck requests, 3 fencing requests, 2 four season room requests, 2 exterior lamp columns requests, and 4 permanent basketball goal requests.
 - c. Adam Bouthot, chair of the architectural committee can be contacted at 260-414-8578 or tuscanyarch46845@gmail.com.
8. Vendor Updates
- a. Lawn care – we got bids from 3 different companies. A document for the vendors to fill out was created to make the information uniform. The board chose to go with BTS Concepts. Our new vendor has been very responsive to feedback.
 - b. Pond Management – Aquatic Management provides algae control, submerged week control, and cattail control.
9. Spring Projects
- a. We are in the process of getting quotes for staining the fences or possible replacement along Corbin and the trail. We got bids for staining or wood or vinyl fences last year. Prices have likely increased this year. A resident questioned whether we would be staining both sides of the fence? Yes, that was the quote last year.
 - b. A resident wondered why the street signs at the corner of Pentolina Drive and Voltara is missing. Adam took it down a while ago to fix a problem and will put them back.
 - c. Amber reminded the residents that board members do volunteer their time to do many of the repairs.
10. Covenants Discussion
- a. We have 4 different sections, each with slightly different language. Our goal is to streamline and update the covenants. There are several loopholes in the language that have consistently created issues. The updates are being review by our attorney.

- b. Fencing – wood, vinyl, and aluminum fences are allowed. Chain link fences are not allowed.
 - c. Architectural Control – we will adopt the language from sections 3 & 4 for sections 1 & 2.
 - d. Waste –the most difficult issue. The new language says sanitary containers may not be stored on the exterior of the home, unless concealed by an enclosure approved by the Architectural Control Committee. We are currently getting legal advice how we deal with grandfathering enclosures with prior approval.
 - e. Pools – no above ground pools, kiddie pools of under 2 feet tall without a filter are allowed.
 - f. Sporting equipment – this is a new article and section. Portable basketball hoops, trampolines, and wood or poly play sets are allowed. No aluminum hollow tube swing sets are allowed. There was a question on what property lines (inside or in the easement) can sporting equipment be placed. The answer was inside the easement line. Permanent structures need to have architectural board approval.
 - g. Voting on the amendments will be done by mail. 51 % must approve in each section. There will be drop off boxes available.
 - h. Fine structure – it will be a way to keep the neighborhood accountable to the covenants. The majority of the residents at the 2020 fall meeting did approve of the fines. The fines are a last resort, we will work with residents. The fine structure and covenants updates will be available on our web site. The covenants vote and fee structure vote will be separate.
11. Tuscany Community Association, Inc Board/Office Elections
- a. We got off track on elections due to the cancellation of the April 2020 meeting. Jonathan Schneider, Vice President is leaving the board. Thank you to Jonathan for his years of service.
 - b. Amber nominated Jodie Adams for Vice President with a 2 year term, Nathan Gaier provided the 2nd. Amber nominated Cliff Conwell as an At Large member with a 1 year term, Jerry Fletcher provided the 2nd. Secretary, Cheryl Templeton (2 year term), Treasurer, Pat Burch (2 year term), Nathan Gaier and Adam Bouthot (1 year term) were all up for re-election.
 - c. All board members were elected by unanimous vote.
12. Garage Sale – May 13-15 . Amber will be putting an advertisement in the paper. Email Amber if you are having a garage sale.
13. Next Community meeting will be in October 2021.