Tuscany Community Meeting

# Meeting Minutes from 10/25/2022

1. Welcome and Introductions – Amber Bouthot
   1. Introduction of the Board and Committee
   2. Welcome new neighbors
   3. Explanation of where to find the covenants and how to get into the email groups
2. Financial Review – Pat Burch
   1. YTD financials
      1. Cash on hand - 103,769.68 given road repairs on the horizon
         1. Up ~ 19K over last year
         2. Expenses will be down ~ 7500 this year
   2. 10-year forecast
      1. Road repairs as we are not in city limits
3. Architecture Review – Adam Bouthot
   1. Explanation architecture approval process- forms on website
   2. The desire is to add two additional members this year
4. Vendor Updates – Jodie Adams
   1. Explanation of vendor negotiations
      1. Land Art is mowing and snow removal contractor
5. Potential Projects – Amber Bouthot
   1. Fencing replacement
      1. Current Quote 30K to replace 800’ of fencing of the 1100’ of total fencing
   2. Pond Rocking
      1. Quotes are $30K per pond
6. Covenants Amendment Update – Amber Bouthot
   1. Covenants have been clarified and streamlined
   2. All four sections are now governed by the same rules
   3. We are on the tail end of that process. All sections passed by a majority vote of each section. These are with the attorney to take the final steps.
   4. Explanation of the enforcement process and the potential fee structure TBD
7. Upcoming Events
   1. Spooktacular- Saturday, 5:30-7:30PM
8. Q&A/Neighbor Input
   1. Rentals in the neighborhood – Rentals are not excluded with the current or updated set of covenants. The hope is if a home becomes in disrepair, regardless of a rental or actual homeowner, our process will be able to address the issue.
9. Adjournment