Tuscany Homeowners Semi-Annual Meeting

9/26/2023

* Welcome to new neighbors
* Introduction of the Board
* Identification of Committees
* Website
  + Bylaws and covenants are now on the website
  + Meeting Minutes current
* Financial Update
  + Discussion of current financial conditions
    - We are forecasting year end cash on hand to be $12,000-15,000
  + Reviewed income and expenses and compared to Aug 2022
  + Discussion of the potential for additional increase to annual dues
    - Reviewed 10-year forecast and expected capital expenses
    - Pending additional information regarding road replacement and county portion of the expense
    - Feedback from neighbors was positive regarding potential dues increase.
* Architectural Update
  + Changing of the home façade requires board approval
  + General discussion of regular routine road repairs. Report to Board
* Vendor Updates
  + No changes to current Vendors
    - No complaints received by Board regarding current vendors
  + General discussion of issues regarding groundskeeping and drainage
* Projects
  + Fencing and landscaping projects are now complete
* Fine Structure
  + Covenants amendment provides the Board the ability to create a fine structure
  + This will be posted on the website and emailed. It will be reviewed annually and adjusted as needed
  + Process
    - 1st notice will always be in person or by letter
    - 2 weeks after the 1st notice
    - 2 weeks after the 2nd notice
    - 14 days after each notice a fee assessed
    - If violations cannot be resolved within the time frame, the Board will address any specific scenario case-by-case
  + If something is not in the covenants, it is not within the power of the Board to address via the covenants or fine structure.
* Upcoming events
  + Spooktacular – Potential for photo booth, volunteers needed to fill roles
* Open Discussion
  + Lights at the front entrance
    - Looking at alternative solutions. Concern this potentially be a safety issues
    - Light fixtures were also added as part of the landscaping project.
  + We will have openings in April for President and Treasurer
* Adjourned