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