

**Tuscany Village Community Association, INC**  
**Open Board of Directors Meeting**  
**August 30, 2016 - 6:30 pm – 7:30 pm**  
**Meeting Location: White River Library – 1664 Library Blvd. Greenwood**

Meeting Minutes: August 30, 2016

**Board Members Present:**  
Dan Swidron, President  
Alan Coppinger, Secretary  
Ashok Vaja, Treasurer

**Members Absent:**  
None

**Proceedings:**  
Meeting called to order at 6:30, by Chair, Dan Swidron

**Approval of Minutes:**  
Motion: Approved minutes from July 20, 2016 board meeting.  
Vote: Motion Carried

**President Report:**  
Introduced Alan Coppinger as our new secretary. Thanked him for volunteering his time and talent. Thanked Dean Harlan, our past secretary, for his services.  
We now have 90 homeowner email addresses on file.  
The community website has very useful information such as all open board meeting minutes, forms, documents, community events and photos.  
Most of our community projects for 2016 have been completed except for trees to be planted and another round of pruning.

**Treasurers Report:**  
Ending budget balance as of June 30, 2016 – \$ 25,844.00  
Ending budget balance in Tuscany Village Cash Flow Account as of July 31, 2016 – \$23,450.31.  
Ending balance in Tuscany Village Reserve Account as of July 31, 2016 – \$10,878.44.  
Number of members paid to date – 152 – 100%  
Expenses paid in July - \$10,293.59 and a balance budget of \$15,550.00.  
As stated last month that July would include services from June and July which is the reason for higher expenditures.  
Major Expenses was re-do the bed edging, mulch all common areas, bed herbicide, prune all common areas, playground drainage, fill in and seed low spots at playground and irrigation repair and start up. Yearly insurance premium was due.  
Total expenses of \$6,904 for the above items and the balance of \$3,389 was normal miscellaneous expenditures.  
Approximate amount allotted to spend each month based on budget balance: \$3,110.  
\$3,368 is the average monthly spending during the first six months.

**ARC Committee:**  
Mike Hayes reported ARC Committee activity for the month of August. There are currently no requests pending at this time. The requests for August are (1) deck and (1) fence

**Social Committee:**  
Bernadette Swidron reported for the Social Committee. Our National Night Out was a huge success thanks to our volunteers because without you this would not have been successful. We stayed within our budget \$350.00. The next planned event Halloween Monster March October 31, 2016. There is a planned event for December called Holiday Decoration Contest. This is pending HOA approval. The HOA along with the Social Committee will do the judging although home owners are encouraged to help judge. The winner to receive a gift card. Events for 2017 are being planned. Social Committee is asking the HOA for \$600.00 budget spending in 2017.

Motion to purchase treats for the Halloween Monster March treat bags.  
Vote: 3 in favor  
Resolved: Motion carried.

Motion to purchase a \$30 gift card for the Holiday Decoration Contest

Vote: 3 in favor

Resolved: Motion carried.

**Crime Watch Committee:**

Rob Vettiner reported that he still needs block captains to help maintain the watch. He also encouraged us to use the non emergent Greenwood Police number (317)-346-6336. Some recent suspicious activities in our community was discussed.

**Unfinished Business:**

Concrete table base being purchased from The Plaster Shak in Greenwood for \$50. Thank you goes out to Brad Stahley for volunteering to pick up the base.

Duke Energy installed the Acorn lamp fixtures on Valdarno at no charge to the association.

MSM is determining the legal process and the cost to institute restrictions on rentals. May be budgeted in 2017.

**New Business:**

The board is still working with John Storey from Metro Net and Comcast to correct the damage caused to lawns and driveways. A list of 12 homes were discussed.

The Board along with MSM will be preparing the 2017 budget.

**Project ideas for 2017:**

The Social Committee has 6 proposed events for 2017 with a cost of \$600.00. Our budget this year was \$750 and we cut it back to \$400 to save money for more needed items. The Social Committee will still be way below that \$400 budget for this year.

Budget \$1500 for cleaning of the three Aqua Swirl units in case they need cleaning next year.

If we proceed with rental restrictions and any resolutions for next year we may need to fund our legal account for \$1500 or more.

One of the pond signs needs to be re positioned to the West side of the pond so it can be seen by homeowners. Maybe \$100 to our maintenance account.

We need to budget \$1500 for cleaning of the three Aqua Swirl units in case they need cleaning next year.

If we proceed with rental restrictions and any resolutions for next year we may need to fund our legal account for \$1500 or more.

One of the pond signs needs to be re positioned to the West side of the pond so it can be seen by homeowners. Maybe \$100 to our maintenance account.

Propose aeration and seed entire playground area and front entrance. Asked PPG for quote.

Dirt fill was added to low spots and seeded around the slide area.

Broken sidewalk in playground area will be replaced by Beazer. We have been in contact with Dan Butcher, Project Manager for Beazer and Alan Merrill, CEO of Beazer, on several issues in our community, dead trees, street lights, PVC pipes, Aqua Swirl units and a broken sprinkler system to avoid cost to the HOA.

**Open Forum:**

A 15 minute discussion period was held with homeowners present addressing agenda items.

The email website address was discussed.

<http://www.mainstreetmanagementllc.com/Tuscany-Village-HOA>

Parked cars overnight still continues to be a problem in some areas

Cracked sidewalks and a wheelchair ramp in the community

Greenwood Police email service address.

Motion to adjourn to Executive meeting.

Vote: 3 in favor

Resolved: Motion carried.

**APPROVED:**

HOA SECRETARY

  
Alan Coppinger