

Tuscany Village Community Association, INC
Open Board of Directors Meeting
July 20, 2016 – 6:30pm – 7:30pm
Meeting Location: White River Library – 1664 Library Blvd. Greenwood

Meeting Minutes: July 20, 2016

Board Members Present:

Dan Swidron, President
Ashok Vaja, Treasurer
Dean Harlan, Secretary

Members Absent:

None

Proceedings:

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

Approval of Minutes:

Motion: Approved minutes from June 29, 2016 board meeting.

Vote: Motion carried

President Report:

MSM mailed out an introductory letter along with a National Night Out flyer to all homeowners on July 9th. The Tuscany Village website is up and running as of July 1st. Homeowners unable to attend our board meetings can read the minutes on the website under the forms tab. Projects completed by PPG include: Tree beds redefined and mulched, weeds and dead trees removed (replacement trees will be planted in October), flowers and bushes were planted, three broken sprinkler heads were replaced and the balance were adjusted, all evergreens and bushes were pruned, a drainage solution was installed in the playground and low spots were filled in and seeded around the playground, playground safety material on order.

Treasurers Report:

Beginning balance in Tuscany Village Cash Flow Account as of May 31, 2016 was \$32,476.73.

Ending balance in Tuscany Village Cash Flow Account as of June 30, 2016 was \$30,556.12.

Ending balance in Tuscany Village Reserve Account as of June 30, 2016 was \$10,878.44.

Number of members paid to date—148.

Number of members not paid to date—4. Total unpaid is \$1,218 including late fees.

The HOA has spent up front \$364 in legal and court fees to collect the remaining dues owed which will eventually be passed on to the delinquent homeowners. MSM will proceed with further action.

Expenses paid as of June - \$20,209.87 and a budget balance of \$24,095.13.

ARC Committee:

Doug Gregg reported ARC Committee activity for July. Doug indicated the ARC Committee has gotten their efficiency down to a science. He mentioned also the ARC committee is pleased that MSM property manager Joey Harris will provide Plot Plans for individual lots for homeowners who for whatever reason don't have plans for their home and need one for an ARC request.

Social Committee:

Dan Swidron reported the updates for National Night Out event for August 6th in Diane Kanes absence. Dan mentioned this is THE FIRST EVER NNO in Greenwood. Officer Burrello and City Officials are very excited about it and will be attending.

Crime Watch Committee:

Rob Vettiner reported crime watch signs will soon be installed. Rob also clarified the facts surrounding the Greenwood Police activity in our neighborhood recently as per Officer Burrello. He also corrected some misinformation that had been reported on Next Door regarding wife beating and shots fired.

Unfinished Business:

The concrete table in the playground area was broken during the July 4th night. The existing base was broken beyond repair. To save the table, a new base must be built. PPG gave us a quote for \$1,500, which will also include glueing the 5 bench seats to their supports.

We purchased two Crime Watch signs at a cost of \$20 each to be installed by the City at no cost.

One 4x4 board in the playground was replaced by PPG during the drainage installation. The board purchased the 4x4 at Menards for \$16.34.

Revised violation policy was read.

New Business:

Repair of concrete table in playground area. Motion to decline the PPG quote and if a reasonable cost repair cannot be found soon, we will discard the table top.

Vote: 3 in favor

Resolved: Motion carried

Revised violation policy. Motion to adopt the new policy.

Vote: 3 in favor

Resolved: Motion carried

Lamp posts on Valdarno. Leslie Sanders of Duke will have 4 coach style lamp fixtures replaced with acorn style fixtures to match those in the rest of Tuscany Village. No charge to Tuscany Village HOA.

Political signs. Just a reminder that political signs are allowed to be displayed on homeowner's lot, as long as the State Code allowing such signs 30 days before an election and 5 days following an election is honored. No other signs are allowed except for sale or lease signs. No advertising signs etc. See IC 32-21-13-4 for election signage code.

Restrictions on rentals. The board will look into the procedure, and try to limit the number of rentals to 5%.

Motion to table restriction on rentals.

Vote: 3 in favor

Resolved: Motion carried

Open Forum:

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

The website was displayed, some questions answered regarding access.

Possible repair to table in playground was discussed.

Sidewalk repairs possibly to be done by Beazer was discussed. Dan will contact Beazer.

The non-emergency number for Greenwood Police will be added to website.

Motion to adjourn to Executive meeting.

Vote: 3 in favor

Resolved: Motion carried.

APPROVED

HOA Secretary

Dean Harlan