

Tuscany Village Community Association, INC

Board of Directors Annual Meeting

April 20, 2017 - 6:30 pm. – 7:30 pm.

Meeting Location: White River Library – 1664 Library Blvd. Greenwood

Meeting Minutes: April 20, 2017

Establish a Quorum: 27 households represented in attendance and 64 proxies presented, Quorum established by Joey Harris.

Board Members Present:

Dan Swidron, President

Ashok Vaja, Treasurer

Alan Coppinger, Secretary

OTHERS IN ATTENDANCE:

Joey Harris, Main Street Management, Tuscany Village Property Manager

Members Absent:

None

Proceedings:

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

Approval of Minutes:

April 25, 2016 Annual Meeting Minutes were approved by Kirkpatrick Mgt. Chair motioned to waive the reading of prior year's Annual Meeting minutes. Vote: Motion carried all in favor.

President Report:

Dan Swidron welcomed all homeowners in attendance and introduced Joey Harris with Main Street Management. He directed everyone to review the meeting guidelines at the bottom of the agenda. He also stated that we will cover various topics of discussion concerning Rental Cap Restrictions and the pros and cons of limiting rentals.

He stated that due to consistent complaints from homeowners that the board contacted the Greenwood Police concerning Wood field drivers running the stop sign located along the playground area in the community. If any homeowners can get license plate numbers, it maybe helpful when reporting the violation.

Dan spoke about all the improvements made to the community over course of the past year. Pictures placed in the back of room showing before and after projects as to what has been done in the neighborhood. Many of the projects either saved the HOA money, improved the conditions or aesthetics of the community or added to the overall usefulness of the HOA property.

Placement of an electrical box in the playground area for residents to use while making use of the park and for special events held in the park.

Treasure Report:

Ashok Vaja gave a financial report as of March 31, 2017

Ending balance in Tuscany Village total cash flow as of March 31, 2017 - \$41,589.95

Ending Balance in Tuscany Village Reserve Account as of March 31, 2017, \$12,864.56

Expenses paid in March - \$3210.00 was normal miscellaneous expenditures.

Budgeted Reserves for 2017 = \$7938 or \$662 per month

HOA paid to date 139 those not paid 13 for a total of \$2610.00 and \$600 in late fees bringing the total to \$3210.00.

ARC Committee:

Mike Hayes reported the Architectural Review Committee activity for the last year. Mike reported at this meeting that he is stepping down from his position effective after the meeting. He stated he would help with the transition of who took over his position. Brad Stahley also stepped down from his ARC position. Doug Gregg will take over Mike's position and two volunteers will be selected to help Doug in his assessments over future building projects in the community. There have been a total of 43 projects submitted over the year with 40 being approved as submitted. 2 of the 3 that were deferred were resubmitted and then approved, while only 1 remained denied. The Board thanked Mike and Brad for their service.

Social Committee:

Dan Swidron stated that the Easter Egg Hunt was a huge success. There were three age groups for the hunt. We had between 50 – 60 children show up for the event. Prizes were handed out to the winners in egg toss for ages 11+ and there was a guessing game prize for the total number of jelly beans in the jar. All children got treats for being there. There are pictures on the website showing all the fun each one had. Our bunny outfit was also a huge success with the kids. The Social Committee thanked all the volunteers that made this event possible. The committee is open to suggestions for other events. Please submit ideas to the Board.

The Social Committee also wanted to remind everyone of the upcoming events. 2017 Tuscany Village Yard Sale slated for May 19th, 20th, and 21st hours are between 8:00 am. and 3:00 pm.

June 10th we are having our 50's Sock Hop and Ice Cream Social.

We also are having National Night Out in August.

Crime Watch Committee:

Rob Vettiner Crime Watch coordinator was not in attendance. We are still actively seeking individuals to be block captains. Block captains pass information onto the board, police etc. not to get involved in confrontations. If interested please contact Rob.

Rental Restrictions Discussion:

Based on the surveys from last fall, the board and MSM have done some preliminary research on the best practices to place a cap on the number of or percentage of rentals allowed in the community. Due to the cost and efforts required, if the board chooses to follow through with a vote, we have sought out legal advice and have been advised on what our next step to do to get this into practice. We also noted to those in attendance that 75 percent of the community has to be in favor of this before it goes into motion. A Special Voting Meeting is scheduled for June 26Th at 6:30 pm at the White River Library. In order for Rental Restrictions to be successful we will need some homeowners from the community to help volunteer towards this effort.

We also presented to the community the proposed Rental Cap Restrictions along with the pros and cons to having Rental Restrictions in place. After we presented this we had some discussion with the homeowners. Some homeowners preferred restrictions that were more aggressive than the proposed 7% (10 homes) while some thought it would be fair to allow 10% (15 homes). One resident asked what a reasonable amount to allow based on other HOA's that have restrictions. Joey Harris stated that it is hard to get an accurate amount due to variables such as number of homes, location, average value of homes, etc. One provision was suggested by a homeowner that all rental properties in our community must be professionally managed and that the property manager review the property monthly, quarterly, or semiannual.

Election:

Since only three candidates submitted applications for the three available positions, the current board will remain and no election was necessary. Each board member expressed why they liked serving and their interest in the community. Dan Swidron, HOA President, described the necessity to hold the HOA's contracted vendors to the same responsibility and standards as would be a homeowner.

Open Forum:

There was discussion in regards to the white fence that borders the homeowners that live on Lazio Court. It is the homeowner's responsibility to keep clean. There is a tree encroaching on the other side of the fence that may be causing the fence to lean. Light restrictions were brought up and we tried to clear up any confusion in regards to that. The Colored Light and Holiday Decoration Rule was read as written. A homeowner asked for additional time on the front end of the Halloween Holiday allowing more time to setup. The board will take it into consideration when the holiday approaches. The final subject that was discussed was the notice of the Annual Meeting and it was requested that in the future notices be sent out more than 2 weeks prior to the meeting so that any others wishing to run for office would have more time to think and prepare to do so.

Motion to adjourn

Vote: 3 in favor

Resolved Motion carried.

Meeting adjourned 7:33 pm.

APPROVED:

HOA Secretary



Alan Coppinger