



Tuscan Valley Estates Homeowners Association Board of Directors Meeting Saturday, March 26, 2022

Opening

The regular meeting of the Tuscan Valley Estates Homeowners Association Board of Directors was called to order at 10:00 a.m. on Saturday, March 26, 2022, at the home of Mark Jones, 3214 Tuscan Valley Estates Ct, Arnold, Missouri.

Present

Board Directors: Mark Jones, Desiree Stout, and Mark Monia.

Old Business

n/a

New Business

1. **Election of Officers.** The Officers were elected as follows, until the next annual Homeowners Association meeting, when one Director position is up for election:
 - President – Mark Jones (2 years, 8 months remaining in term)
 - Vice President/Treasurer – Mark Monia (8 months remaining in term)
 - Secretary – Desiree Stout (1 year, 8 months remaining in term)
2. **2022 Financials and Budget.** The 2022 financials and budget for the Association was reviewed.
3. **HOA Management Company.** There was a discussion regarding the performance of the current HOA management company, EHP Management. It was decided to terminate that vendor contract and to contract with City & Village Tax Office instead. This change will save the HOA \$2,208 per year, and provide us with a higher level of service, with greater organizational depth and experience.
4. **Communication with HOA Members.** The Board of Directors discussed options for distribution of ballots for proposed indenture changes to all members of the HOA. Mailing through the HOA management company was considered. The Board ultimately decided to personally deliver ballots to each home by walking door-to-door. This would allow members to ask questions and the Board will have the opportunity to get to know members. The Board will return to retrieve ballots on a set date (after giving members a chance to cast their vote).

Action Items:

- Mark Monia to obtain pricing for moving a light pole from the street to the center of the upper circle.
- Mark Monia to contact electrician regarding gray conduit to determine if it is live. May use this to add lights during beautification project if approved by neighborhood. Additionally, Mark M continues to meet with landscaping companies to get bids for consideration in the beautification project.
- Mark Jones to contact Ameren to transfer our account from Stonebridge to Tuscan Valley.
- Mark Jones will contact City & Village and verify that the quote given to us in November is still valid and understand what the process will be to transfer all HOA funds from our escrow account with EHP to an escrow account with City & Village.



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- Desiree Stout will prepare the minutes of this meeting and obtain approval for the minutes from the other Board Directors.

Adjournment

Meeting was adjourned at 11:30 a.m. The next general meeting date, time and location is TBD.

Minutes approved by:

Mark Jones, President

Mark Monia, Vice President/Treasurer

Desiree Stout, Secretary