



Tuscan Valley Estates Homeowners Association

Board of Directors Meeting Minutes

Sunday, January 2, 2022

Open Issues

Completed Action Items from November Meeting

1. **2022 Budget:** Mark forwarded the approved budget to the Board and to EHP, along with these meeting minutes, to be mailed to Members of the Association. Both are also be posted on the Association website.
2. **Website and Domain Name:** Domain name and first year web hosting were purchased by Mark Jones and reimbursed by the Association.
3. **Board Contact Information to Jefferson County:** Mark Jones provided Board member names, email addresses, phone numbers and Board positions to Julie Pillen at the Jefferson County Department of Public Works.
4. **HOA Management Company:** The Board signed the contact and forwarded to EHP for signature.
5. **Speed Limit:** The Public Works director said the speed limit is 20 mph. They will install a sign when they take over our streets in May 2022.
6. **Exhibit A:** The Jefferson County Recorder of Deeds found nothing recorded. She assumes it was the plat, but it wasn't submitted with the Indentures or By-Laws. They should have caught that and required the Exhibit A, but it was missed.
7. **Street Maintenance:** The Public Works director said it should be no problem to get us approved in May 2022.

Status of Action Items from November Meeting

1. **Trash Company Bids:**
 1. **(Complete)** Dave will get the details from American Eagle on how Members can begin service with them (special account numbers or codes to reference to get this deal) and provide that information to the Board so it can be communicated to the Members.
 2. The Board will draft an amendment to the Indentures to provide this authority to the Board. No current Indenture addresses this issue in a manner that can simply be clarified with new a Board regulation. Since this was a top request from Members at the November 17th meeting, this should not be a problem.
2. **Grass Cutting Bids:** Ray will request bids from Kyle's Landscaping and Daniel Hernandez.
 - a. Has not gotten the bids yet.
3. **Snow Removal Bids:** Ray will request bids from Tom Kiefer, Kyle's Landscaping and Daniel Hernandez.
 - a. Has not gotten the bids yet.
4. **Streetlights:**
 1. Ray will get pricing from Ameren for adding a streetlight at the mailboxes.
 - a. Has not gotten pricing yet



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2. Ray will get pricing to have the streetlight moved from the Member's yard to the middle of the upper cul-de-sac.
 - a. Has not gotten pricing yet
3. Ray will get pricing for converting all streetlights to LED.
 - a. Has not gotten pricing yet
5. **Street Parking:**
 1. The Board will include a mention of this in the next communication to Members.
 2. The Board will also bring this up at the special meeting to amend the Indentures.
6. **Trespassers on Common Ground:** Ray and Dave still to paint purple markings on trees.
7. **Special Meeting of Members:**
 1. The Board will determine a date for the special Association Member meeting.
 2. Mark will draft the communication to Members, review with the other Board members, make necessary revisions, and have the communication mailed by EHP.
8. **Indenture Violations:**
 1. The Board requested that Mark draft an email to be approved by the Board and sent to Members and mailed with the next mailing. This will request everyone to send the Board written approvals for any exterior changes to their lot. We will also request anyone who did not seek approval to send us photos of their improvements and request approvals to be recorded during this grace period. These communications will also make everyone aware of the new regulation regarding fines for those who violate the approval process.