



# Tuscan Valley Estates Homeowners Association

## Board of Directors Meeting

### Monday, September 19, 2022

#### Opening

The regular meeting of the Tuscan Valley Estates Homeowners Association Board of Directors was called to order at 6:38 p.m. on Monday, September 19, 2022, at the home of Mark Monia, 3211 Tuscan Valley Estates Ct, Arnold, Missouri.

#### Present

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

#### Old Business

Flooding with heavy rains. Mark Monia and Mark Jones met with Public Works and also worked on clearing drains and sewers.

#### New Business

##### 1. HOA Insurance Renewal

- a. HOA insurance is up for renewal. Desiree requested a quote from State Farm for comparison to our current coverage. It was determined that the board's current insurance coverage offers more comprehensive coverage at a better rate. The board agreed to renew the current plan.

##### 2. Neighborhood Refuse

- a. American Eagle recently increased rates. Mark Monia reached out to America Eagle to request the rate we were originally quoted. We are awaiting a response from the owner of American Eagle. Mark Jones reached out to Waste Management and will be reaching out to Republic to see if any waste removal option is better than what we currently have.

3. Please note, per the updated indentures, our community should be utilizing American Eagle. A Republic truck was sighted on the street within the last week. Please ensure that you've switched over to our approved refuse provider.

##### 4. Recognition

- a. Thanks to anyone who has submitted requests for home improvement through our website.
- b. Thanks to all who helped to remove debris and clear drains after recent storms.

##### 5. Budget

- a. Board discussed budget and projections
- b. Discussed dues remaining at \$400 for 2023, may reduce to \$300 in 2024.

##### 6. Landscaping and maintenance of common ground

- a. Board is considering reducing mowing rate of detention basin for 2023 since the grass should have height to help act as a filter before water drains to the creek and to help prevent erosion.



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- b. Mark Monia will request quote for mowing the top of the detention basin every other week, the bottom of the basin once per month, and all other common ground to continue every week through the mowing season.
- c. Received a quote for \$7,800 from Action Landscaping to update both circles. Mark Monia to speak with residents in the circles to make them aware of landscaping plans. Mark M. coordinated six landscaping bids, this \$7,800 quote is our best offer and is nearly half what was originally quoted to landscape the circles.
- d. TVE Board is planning Autumn updates to entry way. This will be a volunteer opportunity for the community. More details will be shared closer to the date.

**7. Annual Meeting**

- a. Targeting Nov 3<sup>rd</sup> or 10<sup>th</sup> for the next annual meeting. Mark Jones to reach out to Simpson Elementary to reserve a meeting room.

**8. Street Signs**

- a. Street sign installation pending county council vote. Expecting “No Outlet” and “No Solicitors” signs to be installed once Tuscan Valley Estates is approved.

**9. Public Works New Business for drainage area and retention basin**

- a. Considering plants native to Missouri for beautification and prevent erosion
- b. We will contact the department of health to see if they still provide pellets to subdivisions to place in detention basins that are safe for animals but will kill mosquitos.

**10. Website Maintenance:**

- a. Board email address has been spammed lately. Mark Jones to fix this.

**Action Items:**

- Mark Monia to meet with residents to make them aware of the plans to landscape the circles.
- Mark Jones to fix website, talk to refuse companies for quotes, and book annual meeting space, and call the health department for the mosquito pills.
- Desiree Stout to prepare the minutes of this meeting and obtain approval for the minutes from the other Board Directors.

**Adjournment:**

Meeting was adjourned at 8:20 p.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