



Tuscan Valley Estates Homeowners Association Annual Homeowner's Association Meeting Nov 10, 2022

Opening

The annual meeting of the Tuscan Valley Estates Homeowners Association was called to order at 6:32 p.m. on Thursday, Nov 10, 2022, at Simpson Elementary School 3585 Vogel Rd. Arnold Mo 63010.

Present

21 homeowners were represented. The board informed resident of the event through the community website, a post card mailing to each home, and a post to facebook.

Accomplishments this year

1. Street sign installation complete, street not through in work.
2. Mailbox light installed and upper circle light installed per original plan.
3. Storm drains and detention basin.
 - a. Drains clogged, Board as well as group of volunteers, have worked to clear visible drains.
 - b. Retrieved maps from county, the board found three out of five drains that had been buried.
 - c. Board intends to speak to the county to investigate and fix drainage issues.
4. Entrance landscaping and lighting added for the betterment of the neighborhood to increase property value.
 - a. Landscaping of entrance monument: volunteers dug up garden beds, planted flowers, mulched, and added rocks to fix up the entrance.
 - b. Solar lights: Added to test lighting options.
5. New HOA Management Company – City & Village
6. Trash Company Bids received from multiple companies to ensure we have the best option.
 - a. Republic not accepting new residential customers.
 - b. Waste Management rates increase 7% each year.
 - c. American Eagle most reasonable option, although rates have gone up, their pricing is best for our area.
7. Insurance Company bids found our current coverage was the best option at this time.

Financials

1. Discussed financials for 2022, went over 2023 budget.

Assessments

1. HOA Assessment Fees: During most recent Board of Director's meeting, the board agreed to maintain HOA assessment fees of \$400 but extended the due date to end of March 2023.
2. Assessment Bills should be mailed out in December with instructions on how to send in payments.

2023 Projects

1. County provided instructions for removal of trees from common areas; this can be done if roots are left in place and debris is removed.
2. Storm drain outlet – discussed previously during mtg, see above.
3. Detention basin – plan to mow top area every two weeks, mow the base once per month. It is better for wildlife and will prevent erosion.
4. Landscaping committee to be formed to maintain/improve landscaping and select native plants. Volunteers requested, please reach out to the board if you are interested.
5. Would like to establish welcome packets for new members of our community that make them aware of the website and facebook page.



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Nomination of New Board Member

1. We acknowledged Mark Monia for his excellent service. His business acumen, connections, and passion for landscaping greatly contributed to the betterment of our community.
2. Mark Jones opened up the floor for nominations for a three year term.
3. Janet Liberty and Larry Hickerson self-nominated.
 - a. Janet received 12 votes, Larry received 8. Janet is the new board member. Congrats 😊
4. Janet introduced herself, shared that she has experience working as a legal secretary, loves our community, and Mark noted that Janet organized our neighborhood facebook page.
5. Michael Cook – Jefferson County Stormwater Division guest speaker did not make it to the meeting. Mark Jones provided an overview of drainage plans. The Board intends to connect Shannon Otto and Michael Cook so that they can collaborate going forward.

Q&A

1. Mailbox Keys – took 3 weeks to replace a resident's key. Mark Monia called the mailbox manufacturer. Was redirected to a St. Peters franchisee...they sent the wrong lock. Mark shared that if a key is lost, the Board has the company info (posted on the website) to help residents if/when they need a replacement. Residents can contact the board to coordinate replacement of key/lock as needed for approximately \$25. Mark instructed everyone to keep the latch from the old lock because they will need it for the replacement.
2. Solar Panels – these are not discretely called out in indentures. This would be considered an external change to the home. Mark opened this up to the floor asking if we should allow solar panels on the back of the house. There was a motion to allow solar panels on back of house. There was a second. Discussion was had regarding the way light will hit homes may affect how each would require installation. Mark Jones shared that the payoff for installation could take up to 15 years. A resident stated that the technology is changing drastically and we should not include this in the indentures at this time as the verbiage would be outdated; a resident recommended that we go on a case-by-case basis. Mark clarified that we are not updating indentures; but, are looking for guidance. There was a request to table this to allow the community to think about it. The board is seeking all residents input to gain consensus on a path forward. Both previous motions were withdrawn to the full community to weigh in.

New Business

1. Resident mentioned that they spotted a different trash truck but could not remember the name. All residents should have switched to American Eagle.
2. Resident mentioned that he had never had to rent trash bins. Mark J. confirmed that Waste Management has done this in the past but it was not broken out separately.
3. Concern about snow removal impacting landscaping. Need to ensure that when snow is removed, it does not mess up the circles. Mark J. stated that the board will observe snow removal and salting to ensure performance is what we expect.
4. A resident shared a statement. She is not on facebook and has not seen opportunities for volunteers to help. She expressed concerns over community not being truly represented at the meeting due to low attendance. She believed in Mark despite turmoil in first annual meeting and at the request of Cherie and Lisa she nominated Desiree. She's unhappy about col-de-sac projects, did not see anything published or shared. Concerned that she did not have a vote in the landscaping



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choices. Mark J. proposed that there be a limit on the projects the boards execute, if this is desired, it can be done through an amendment to the indentures. Next steps would include drafting verbiage, meeting to vote on updated indentures, filing updated paperwork (What is the expense and time commitment associated with this?) Mark Monia shared that there were 6 bids received, Action Landscaping did not know where the board lives. The plans were based on the fact that Bermuda grass limited what could be done in the lower circle. Mark Jones stated that the Board was elected to improve and maintain the community; therefore, this project did not require approval. He welcomed residents to propose an amendment to update indentures to create a funding limit for projects. He noted that the Board is considering a phase II project for the cul-de-sac to improve the lower circle; possibly using large pots. A resident stated that the projects are great and the circles look good but we should amend the indentures to allow residents to vote on projects. Mark requested that the residents get together to draft verbiage to include in the indentures. A resident requested that the difference between each circle be provided. The final bid did not include a breakdown between circles. Board took an action to get details and publish this in minutes. We reached out to Action Landscaping. A breakdown was not shown on any invoice; however, per Stephanie at Action Landscaping plan A would break out to \$ 6,000.00 for the upper cul-de-sac and plan B would be \$1,800.00 for the lower cul-de-sac.

5. Resident asked for status of retention basin behind upper circle. Mark stated that this is the TVE Phase II responsibility, this will not be part of our subdivision.
6. Concern raised over low attendance. Board sent postcard, e-mailed, posted on facebook. Resident suggested that we send agenda and provide a mailer for residents to send info by proxy or mailer. The board did send proxy forms, received one response.
7. Pat and Dick have donated use of their water for the entrance monument.
8. Solar lights at the monument – concern that one light is flickering, may need to replace one of the lights. We can return to Amazon as needed.

Action Items:

- The board is seeking all residents input to gain consensus on a path forward.
- Board to obtain pricing per circle from Action Landscaping
- Return/Replace solar light
- Form Landscaping Committee
- Board to meet within 10 days
- Annual Meeting Minutes to be reviewed/approved/posted

Adjournment:

Meeting was adjourned at 7:41 p.m.

Minutes approved by:

Mark Jones, President

Janet Liberty, Vice President/Treasurer

Desiree Stout, Secretary