



Tuscan Valley Estates Homeowners Association

Board of Directors Meeting

Jan 23, 2023

Opening

The second meeting of the Tuscan Valley Estates Homeowners Association 3rd Board of Directors was called to order at 7:00 p.m. on Monday, January 23, 2023 at the home of Janet Liberty.

Present

Board Directors: Mark Jones, Janet Liberty, and Desiree Stout.

Old Business

1. Mark Jones met with, Mike Cook of Jefferson County, regarding:
 - a. Plants and maintenance of the detention basin: Mike recommended that we plant items that would not jeopardize the integrity of the storm water plan. Mike ultimately recommends leaving as is, keep only ankle height grass to help filter, anything taller would attract mosquitos. Mike suggested buffalo grass which is native to Missouri it grows slower. Recommended skimming detention basin drains every 7 - 10 years, we need to get bids for companies who could provide this service.
 - b. Clogged storm drains: Mike Cook referred Mark Jones to Sam Hoyt. Sam said that the drain was cleared by inspections and that the county would not pay for any repairs. May need support from County Council to get rock built up around storm drain.
 - c. Building line limits:
 - Setbacks are: front 25', side 6', rear 20'
 - Fencing along the side or the rear yard facing the street shall not be placed any nearer to said street than 4" of the building line limit established by the plats – 6'4" from side of street and 4" from the back yard boundary to leave easements unfenced.
 - d. Original builder plans: Found to have included a retaining wall approved in original builder plans but were not built; Sam Hoyt looking into this to determine why it was not included. The builder is not obligated to build if it isn't part of the storm water plans.
 - e. Mike Cook provided legal description of all common ground and received official common plat for subdivision.
 - f. 10' Common Ground Access Road: Obtained a copy of the HOA warranty deed for common ground property
 - g. Long term Channel Protection Plan: Mark received info about this, will be shared in the March or April County Council meeting for consideration for approval.
2. Creek tree removal is needed. We need a trailer or truck to remove trees. Mark plans to work on this within the next few weeks weather permitting. We need to put out a request for a trailer or truck bed to help haul debris. Tony Stout may be available to help on a weekend.



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3. Mark Jones coordinating with Mark Monia regarding orientation of mailbox lock replacement and writing up procedures.

New Business

1. Eight residents have requested a special meeting. They've provided quotes from multiple landscaping companies to improve the lower circle. The board has requested an agenda so that we can provide notice to residents which will include meeting time, place, and topics to be discussed. Per section 2.5 of the bylaws, no business shall be transacted at a special meeting except as stated in the notice. 18 lots must be represented in person or by proxy for any vote to take place. If changes to indentures or bylaws are requested, it will require 39 votes to approve.
2. Mark shared that the Jefferson County Library has free meeting spaces available that could accommodate up to 60 residents. The space has a screen and a projector. It's free if no refreshments are served.
3. The "No Outlet" sign is posted at the entrance of the subdivision.
4. Discussed parking etiquette, plan to discuss during our next neighborhood meeting.
5. Riprap rocks needed to reinforce drainage outlet to prevent erosion and burying of drains.
6. Need company to skim detention basin (required every 5 to 7 years).
7. Landscaping committee – need volunteers, one person would be chairperson over committee, coordinate and present ideas for beautification to board at a board mtg. Board plans to reach out via facebook, e-mail, and as a topic at the pending special meeting.

Action Items:

- Mark Jones to follow-up regarding an agenda for the special meeting.
- Mark to contact City & Village to see if they have options to pay website and PO box fees.
- Janet to get bids for riprap rocks and bids for skimming bottom of detention basin.
- 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 7:51 p.m. The next general meeting date, time and location is TBD.

Minutes approved by:

Mark Jones, President
Janet Liberty, Vice President/Treasurer
Desiree Stout, Secretary