



Tuscan Valley Estates Homeowners Association
Board of Directors Meeting
March 22, 2023

Opening

The fifth and final meeting of the Tuscan Valley Estates Homeowners Association's 3rd Board of Directors was called to order at 6:45 p.m. on Wednesday, Mar. 22, 2023, at the home of Janet Liberty.

Present

Board Directors: Mark Jones and Janet Liberty.

Old Business

1. Buried storm drain county complaint filed
 - a. The complaint was closed by the county and transferred to Mike Cook
 - b. Janet will contact Mike Cook to see where this stands
2. Street repair county complaint filed
 - a. The county sealed the edges of the broken concrete but did not repair the concrete slab
 - b. Ask county public works when they will replace slabs of concrete for our streets
3. Proxy forms for homes owned by trusts or corporations
 - a. All seven homes have submitted their perpetual proxy forms to the Board
4. Special homeowners meeting
 - a. The library meeting room is reserved for Thu., April 13, 2023, from 6:00 pm – 7:30 pm
 - b. The notice of the special homeowners meeting and agenda has been mailed to all homeowners
 - c. Reviewed the agenda items and discussed Indentures and By-Laws that might have to be amended
5. PO Box
 - a. Mark installed the new lock on the HOA mailbox
 - b. Mark closed the PO box and sent the \$91 pro-rated refund to City & Village for deposit
6. Landscaping Committee volunteers
 - a. The Board will have to decide which plants are used for the entrance, etc.
7. Landscaping Quotes
 - a. Janet solicited quotes from several landscaping companies for grass cutting this year, cutting the bottom of the detention basin once per month, the top of the basin every other week, and the entrance common ground area weekly
 - b. She requested separate pricing for mulching the trees at the entrance

New Business

1. Board Director Applicants
 - a. The Board interviewed Steve Holt and Larry Hickerson for the vacant Board Director position
 - b. The Board selected Steve Holt as the new Director, completing the vacated position which is up for election at the regular homeowners meeting in November
2. Mark plans to talk to the County regarding the detention basin for the Ridges at Tuscan Valley that it has eroded our soil of the common ground at the top portion of the common ground.

Action Items:



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- Janet Liberty
 1. Prepare the minutes of this meeting and obtain approval for the minutes from the other Board Directors.
 2. Follow up on quotes from landscaping companies for grass cutting and mulching.

- Mark Jones
 1. Capture parts of the Indentures and By-Laws likely to be affected by any proposed changes to them in the special homeowners meeting in April in a Word document, in anticipation of preparing a ballot for homeowners.
 2. Try to meet with Mike Cook regarding the detention basin for the Ridges and our buried storm drain outlet.
 3. Ask county public works when they will replace slabs of concrete for our streets, not just seal the edges of the sunken pieces

Adjournment:

Meeting was adjourned at 7:00 p.m. The next Board meeting date, time and location is TBD.

Minutes approved by:

Mark Jones, President/Treasurer

Janet Liberty, Vice President/Secretary