



# Tuscan Valley Estates Homeowners Association

## Board of Directors Meeting

Tuesday, March 28, 2023

### Opening

The first meeting of the Tuscan Valley Estates Homeowners Association's 4<sup>th</sup> Board of Directors was called to order at 6:00 p.m. on Tuesday, Mar. 28, 2023, at the home of Janet Liberty.

### Present

Board Directors: Mark Jones, Steve Holt and Janet Liberty.

### Old Business

1. Buried storm drain
  - a. Status of the issue with Mike Cook & Sam Hoyt: Sam Hoyt, County Inspector, said he won't be able to help us. Mike Cook said there is nothing his department could do.
  - b. Mark attended the County Councilman Meeting last night, talked to Shannon Otto and is now drafting a letter to her to see if she can help us in getting the storm drain issue rectified.
2. County's response to the erosion on our upper common ground from the detention basin for the Ridges at Tuscan Valley: Stonebridge is in violation as they didn't make the necessary repairs to the basin causing erosion. The County said Stonebridge must bring it up to code or the County won't release escrow money.
3. Street repair by county
  - a. Asked county public works when they will replace slabs of concrete for our streets, not just seal the edges of the sunken pieces. They said they inspect the streets once a year and depending on their budget whether or not they will replace slab. Probably will not be done this year but possibly next year.
4. Landscaping
  - a. Vote on the landscaping company to use for grass cutting, mulching, etc. Mark moved to approved Southpoint Landscaping to continue to cut grass, etc., it was seconded.
5. Special homeowners meeting
  - a. Align on the way the meeting will be conducted
  - b. 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.
  - c. Mark will go to the Library before April meeting to check about the projector.
  - d. Discussed limiting time for homeowners to speak to 2 minutes.
  - e. Will have a sign-in sheet and will have to have 18 people for a quorum.

### New Business

1. New Board Director Orientation
  - a. Gave Steve a key to the mailbox
  - b. Re-assignment of officers
    - Voted on which officer roles each Board Director will hold, now that Steve Holt has filled the vacancy. Mark will continue as President, Steve will be Vice President and Treasurer and Janet will be Secretary.
  - c. Review Correspondence Process
    - Discussed with Steve how we collaborate before replying to email, text, etc.
    - How to reply from the Board email address
  - d. Google Drive



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- Discussed with Steve how to get connected to Google Drive and reviewed contents on the drive
2. Landscaping upper circle
    - a. Mark Monia and Mark Jones volunteered to mow, fertilize and water it.
  3. Landscaping around entrance monument
    - a. Discussed ideas for plants/flowers that are attractive but require less care.
    - b. Will discuss with Pat and Dick whether we can continue using their water and possibly giving them a reduction to their HOA fee to help them pay for the water usage.
    - c. Janet will buy trays of flowers the beginning of May for the front entrance and planning on planting flowers May 6 with the help of Mark and Steve.

**Adjournment:**

Meeting was adjourned at 7:05 p.m. The next Board meeting date, time and location is TBD.

**Minutes approved by:**

Mark Jones, President

Steve Holt, Vice President/Treasurer

Janet Liberty, Secretary