



Tuscan Valley Estates Homeowners Association

Board of Directors Meeting

Tuesday, October 3, 2023

Opening

The regular meeting of the Tuscan Valley Estates Homeowners Association Board of Directors was called to order at 6:00 p.m. on Tuesday, October 3, 2022, at the home of Janet Liberty.

Present

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

Old Business

1. **Trash Quotes.** Quotes were solicited for trash, recycling, and yard waste companies for our subdivision. Their rates are noted below. The Board voted unanimously to continue using American Eagle as the neighborhood waste company, since their rates are locked in for two years instead of just one, and their overall rates are lower than Waste Management's. The rates change based on when service was started by each homeowner, since the small size of our subdivision does not allow us to receive a special HOA rate from any companies that provided quotes.

American Eagle

- a. \$25 Trash
- b. \$15 Recycling, weekly
- c. \$15 Yard waste
- d. \$3 per can
- e. Rates increase every 2 years
- f. Billed quarterly

Waste Management

- a. \$27.50 Trash and one 90 gal can
- b. \$41 Recycling, biweekly
- c. \$19 Yard waste, must use your own bags
- d. \$8.50 admin charged if not set to auto pay
- e. Rate increases every year
- f. Billed monthly

Republic

Still not providing trash and recycling service to our neighborhood, only the city limits of Arnold

2. **Storm Outlet Quotes.** Steve was unable to get 1L Landscaping and another company to provide a quote. Some companies had no problem digging out the channel from the storm outlet to the creek but said it would be too time consuming to haul the rip rap rock up the common ground to the outlet. **Steve** will reach out to Green's Landscaping. **Janet** will contact Southpoint Landscaping and Action Landscaping for quotes. She will also talk to Southpoint to ensure that their workers stop throwing cigarette butts on our lots and that they do not park on anyone's grass.
3. **Boundary Survey Quotes.** Steve never received formal quotes back from Govero or Sterling Company. Sterling quoted \$2,900 after the leaves were off the trees, or \$3,600 if done while the trees still have their leaves. **Mark** will reach out to Burdine & Associates to see if they will provide a formal quote.



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4. **Tree Replacement.** The dead tree on the entrance common ground was replaced by Southpoint Landscaping and mulch added this week.
5. **Entrance Monument Lights.** Mark purchased replacement lights for the side of the entrance sign nearest the Vogel farm. Mark will move them from their temporary placement after assessing the proper configuration for the different size of screw and bolt needed for the two lights closest to the sign. The lights previously purchased are no longer available.

New Business

1. **Insurance Renewal.** The Board voted unanimously to renew our HOA insurance policies and approve the \$1,090 payment to O'Connor Insurance for those insurance policy renewals. The Board also approves a \$1,075 Payment to Auto-Owners for the General Liability insurance, which is billed separately, when that becomes due.
2. **Assessment Letter.** The Assessment Letter will be completed by the new Board immediately following the annual homeowners meeting in November, since it includes the form to update the Board Directors' information and must be returned 45 days prior to the assessment letters being mailed. It will be signed by the newly elected HOA President at that time.
3. **Domain Name Renewal.** The Board approves payment to GoDaddy.com for the renewal of the HOA domain name TuscanValleyEstates.org. If City & Village is unable to make a payment directly to GoDaddy.com with a credit card, the Board approves reimbursement for that payment to Mark Jones, with appropriate reimbursement form and receipt.
4. **Indentures Enforcement.** A recent HOA town hall hosted by City & Village and the law firm stressed the importance of enforcing indentures consistently for a variety of legal reasons. The Board voted to first send an email to any violators, making them aware of the indenture they are violating, prior to starting the formal violation letter notification process. The Board will also bring up the most common violations at the annual homeowners meeting in November, which include fireworks in the neighborhood, campers and trailers parked too long on driveways, commercial signs on lots, and trash cans left on driveways.
5. **Annual Homeowners Meeting.** The Board unanimously voted to set the date for the annual homeowners' association meeting for Tuesday, November 14, 2023, at 6:30 pm at the Jefferson County Library in Arnold, by the Arnold Recreation Center. Updates will be provided on the 2023 and 2024 budgets, as well as other issues. The election for the Board Director position currently held by Steve Holt will be held.

Adjournment

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

Minutes approved by:

Mark Jones, President

Steve Holt, Vice President/Treasurer

Janet Liberty, Secretary