



# Tuscan Valley Estates Homeowners Association

## Homeowners Meeting Minutes

### Tuesday, November 14, 2023

#### Call to Order

The meeting of the Tuscan Valley Estates Homeowners Association was called to order at 6:38 p.m. on Tuesday, November 14, 2023, at the Jefferson County Library, 1701 Missouri State Road, Arnold, Missouri.

#### Attendance/Quorum

- 16 lots represented in person, no quorum.

Mark acknowledged the passing of our beloved neighbor, Dick Christensen.

**Entrance Landscaping & Landscaping of Circles:** Mark talked about entrance monument landscaping and solar lights. In the future we can discuss having an electric meter installed so better lighting can be used instead of solar lighting that does not always light long or well due to cloudy conditions. Also, the cost for flowers for the entrance has gone down due to the fact we planted perennials. The Board thanked Janet Liberty for her hard work in keeping our entrance looking beautiful.

The Board thanked Jenn Mullen and Lisa Meyer for taking care of the lower circle and for adding flowers. The Board also thanks Mark Monia for volunteering to maintain the upper circle.

**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 of the 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



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**Tree replacement:** The dead tree was replaced on the right side of the entrance common ground.

**Storm Outlet:** The drain was buried under 2 to 3 feet of dirt. We discovered it because of a bottle of water sticking out of it. We talked to the County Code Enforcement office since they missed the buried drain at their final inspection. Jefferson County has refused to help us with the drain. We need to dig out the storm drain and install rip rap rock and trench into woods to creek. We called several companies, but no one returned calls. We talked to Southpoint Landscaping, and we contracted with them to repair the detention basin and storm drain. The price on drain is \$1,185.00 and repair to detention basin is \$2,600.00 for a total of \$3,785.00. We have the funds in reserve to pay for these projects. Pat Wiseman asked if we could call the state representative to see if she could help but Mark said he talked to them, and they could not help. At a County Council meeting it was said that there may be funds available to each district to be used at the Council member's discretion, but we have not heard any update on that. We will continue to follow that story and, if it materializes, lobby them to help with these repairs. Mary Jane Bishop asked if there is any debris inside the drain and will it be cleaned out. The quote from Southpoint says they are going to clear it out and they will put down fabric under the rock. They will put down plywood over the common ground driveway to minimize the repairs to the grass they are required to make once the job is complete.

**Violations:** Some people have complained about a few violations such as fireworks, campers/trailers parked longer than they are allowed, commercial signs and trash cans in front of houses. We will email those sections of the indentures to remind people that these are violations.

**2023 Financials:** One lot has not paid their dues. The process outlined by the Indentures is being followed, and a lien will be placed on their property.

Mark went over the 2023 budget versus actuals, soliciting and answering questions in the process.

Ray Meyer asked if we put an electric meter in the front entrance how would they charge us. We are still to collect those details from Ameren in 2024 when the Board investigates that.

Jenn Mullen talked about a letter she received from the electric company to pick an electric plan. Mark said that does not apply to streetlights. Ameren charges a flat monthly fee for streetlights, regardless of usage. We are charged the following:

- 5 LED Post Top - All \$23.77/month
- 4 9500 HPS Post Top \$24.90/month

Some fees are variable, which accounts for the inconsistent bill amounts:

- Renewable Energy Adjustment
- Fuel Adjustment Charge
- Missouri Local Sales Tax

Mark pointed out that if you go to [www.TuscanValleyEstates.org](http://www.TuscanValleyEstates.org) and go to drop down you will see options for budgets and financials. You can look at the financial statements for all periods we have records for, including a few previous years. We do not publish details on who was paid for what, other



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than categories of expenses, because we do not want that on our website. Any resident has the right to make an appointment with the Board to see any of those details in person.

**2024 Assessment:** The assessment for 2024 will be due 3/1/2024 and delinquent after 3/31/2024. Pat Wiseman asked if it is okay to pay the HOA fee in December. Mark said that is okay and he plans to pay his assessment as soon as he receives it in the mail from City & Village.

**2024 Budget:** We looked at actual expenditures for 2023 and built in increases to certain categories due to vendor price increases across most segments. We did increase the legal fee budgeted amount to begin to prepare for any future HOA attorney consultations.

We also added funds to the Repairs and Maintenance category to prepare for future repairs to the detention basin, a possible boundary survey of our common ground to determine if the Ridges at Tuscan Valley's detention basin is on our property, and for other purposes.

Ray Meyer heard that the new subdivision on the corner of Vogel and Old Lemay Ferry may be in the process of being sold to McBride by Stonebridge.

**Election:** Mark reiterated that we could not vote to fill the Board position being vacated by Steve Holt, since we were two lots shy of quorum. He asked if anyone was interested in running for that position. Steve said he will politely decline to run again.

Mark said we will send out an email to the subdivision asking who would like to be considered for that position, and then we can vote by mail.

Marcela Monia asked what happens if no one runs. Mark said that the Indentures and By-Laws require us to then pay a non-resident to fill the position and can ask the County Council to help in the process if we want. A non-resident making decisions for our neighborhood, and being paid for that, would not be desirable.

**Speeding Deterrents:** Ron Nicoletti asked if the State could put up a sign for children. Mark said we could put up our own sign. Mark said any resident can call the sheriff to set up radar for our neighborhood, since our streets are owned by the County and traffic laws enforced by the sheriff's department.

Pat Wiseman talked about Dick ordering a sign for kids from Amazon, but Pat sent it back to Amazon.

Josh Kaestner talked about kids waiting for the school bus and people driving fast. Some recommended additional signs and others talked about speed bumps. Others mentioned that studies have proven these tactics to be counterproductive and ineffective.

**Parking:** Mike Stegman talked about people parking their cars across the sidewalk, blocking access for pedestrians.

Steve Holt talked about people parking on the street across from each other and suggesting we park only on one side of the street.



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**Solicitors:** Erin Haley asked about keeping out solicitors. Mark said that we can investigate purchasing a sign and post to install that covers our neighborhood. We cannot attach it to the county speed limit sign. Someone mentioned that they put up their own No Soliciting sign and that they have not had a solicitor since.

**HOA Attendance:** Talked about streaming the annual meeting over a Zoom, Teams, or similar meeting platform. The Board will have to review the Indentures and By-Laws to see if that is allowed, and if remote attendance would count for the quorum.

**Adjournment**

The meeting was adjourned at 7:35 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