

2023 Tuscany Hills HOA Annual Meeting Agenda

Welcome

- Introduce Maryshay
- Introduce Brian

Financial Reports

- Banking Summary
- Cash Flow
- Spending by Category
 - Annual Dues inflow = \$49,800
 - Total Outflows = \$44, 590
 - Ending balance = \$15,251 (\$11,000 carryover from 2021)

Accomplishments in 2022

- Gorham working closely with the city to install additional sidewalks and street lamps
- Area clean up on Tuscany Hills Drive next to Farmstone Ridge. City graded area. Added to maintenance contract.
- Bush hog retention pond
- Pet Waste stations installed.
- Power wash entrance sign
- Acquired deeds to six common areas in the HOA
- Contract with Brian

Upcoming projects:

- Clean up behind Siena
- Creative Habitat project

New construction underway

- Haley Freeman
- Cotswold

Gorham is up for re-election

- Administer ballots
- Gorham was re-elected unanimously

Issues discussed (Jeff's Notes)

- Butch Turner wants a flagpole in his yard.

- Jeff told him that was not allowed. Butch asked what about the backyard. Jeff said he thought that would be ok since he had a fence up. **Need to double check with Gorham.**
- Jack Taylor asked if we need a quorum to vote.
 - Jeff said we usually vote with whoever comes to the annual meeting.
 - Jeff talked to Brian Huddleston about this after the meeting, and Brian said that that is how it works with all his other HOAs. He said if you waited until you had a quorum, you would never get any business done. This is a generally accepted practice.
- Mary Turner got a letter with the wrong address. Brian said he took care of it.
- Residents were complaining about dogs pooping in their yards.
 - Bill Jameson suggested that we educate the neighborhood about proper dog etiquette.
- Cracked sidewalk near 300 Shot Rock Ct
- Gravel and dirt and other runoff coming down Canal Ct from Rick Freeman's construction area at the top of the hill.
- Board will meet (at least Jeff and Gorham) at rocks along embankment next to private drive behind Siena
- Post on website plans for field/trail project from Creative Habitat
- Get buy in from residents on big projects like this in the future
- We need to communicate with the residents more
 - Showed the group present how to find the minutes on the website
- Overflow parking somewhere in the neighborhood
 - 2 spots at field/trail project next to College St
 - Need to find a place for a few more
- Review/update covenant
 - Remove reference to a pool?
- Send out plans/maps for new housing additions to neighborhood
- Trim or remove pampas grass at entrance from Farmville Road
 - This is city property
 - Contact Allison Blankenship, Auburn City Community Affairs Manager
 - Great resource
 - Brian works closely with her
- Maryshay will help us communicate better with the Korean residents. She will reach out to someone she knows on campus
- Mary Turner said she would volunteer to help with welcoming committee
 - Include covenants, dog poop etiquette, apple pie, etc.
- Basketball goals need to be moved to back yards
- Drainage between Jeff's house and Glenda Bice's house needs to be looked at

Q&A Notes & Suggestions (Josh's notes)

- [] Questions about Pet Waste Systems.
- [] Flag pole in front yard?
- [] Is Brian Huddleston becoming the Treasurer? No, he is coming in to support the board and treasurer in an administrative/management role.
- [] Personal responsibility for pets. Drill in to the community. Educating residents on educate fir pet waste is best we can do.
- [] What is the fee for Auburn Area Properties? \$8,100
- [] How many homeowners are late on dues? Approximately 20. 2 that will require legal action.
- [] How many homes to come in next phase w Stone Martin. Approximately 50
- [] Cracked sidewalk at 300 Shotrock. Gorham taking note of this.
- [] Run off coming down canal during construction from Rick Freeman.
- [] Behind Sienna...issues with Rick Freeman's development. Board needs to assess this area again. Should not have to spend HOA funds to get this right.
- [] Can the creative habitat project vision be shared with the residents...put Corey's.
- [] Can there be a place for parking for visitors to the neighborhood? Suggestion from Bill Jameson.
- [] Is there a time now to review the covenants since it began so long ago.
- [] Is it possible to consider a pool in the future? We will w assess in the future with new development of Cotswold/Stone Martin.
- [] Upload drawings of neighborhood developments to website for everyone to see.
- [] On exit onto FarmVille from Tuscan hills, turning right, Pompass grass making a visibility problem turning onto the road.
- [] Many dead trees in the AU ecology preserve at the Farmstone road exit onto FarmVille road.
- [] Suggestion...dog park.
- [] Suggestion, communicate intentionally with Korean neighbors. Assistance from bi-lingual stuff.
- [] Letters to new home owners. "Welcoming committee". Handout w covenants.
- [] Renters? Homeowner responsible for communicating covenants to the renters.
- [] Suggestion that we have a quorum or proxy between yes from the community.
- [] Communication. There was a suggestion for increased. We showed residents how to access documents on website.