

Tuscany Hills

2020 Annual Meeting Minutes

The annual Tuscany Hills Homeowners association meeting was called to order by Susan Whatley at 10:03 am on Saturday February 1, 2020.

Treasurer Susan Whatley reported a total of 131 homeowners in the association with 28 new homes primarily from the Stone Martin Development. A copy of the HOA balance sheet and Cash Flow statements were provided to attendees. Susan discussed the year ending bank balance of \$9251 and the opportunity to reinvest that into the aesthetics of the neighborhood. There was discussion of remedies to homeowners in arrears of the annual dues. The HOA declarations provides the association the authority to charge 18% late fees for any dues beyond 30 days after the due date. Furthermore, the association may enforce a lien on the property and all outstanding dues must be paid at closing when the home is sold.

Ryan Gaither discussed development of the new website and the advantages of using it as a marketing tool. We have grown from a small community to a large one very quickly.

Website address: <https://tuscanyhillsauburn.com/>

Homeowner login password: **tuscanyhillshoa**

Ryan reported planned updates to clean up perimeter landscaping on the College Street border and behind Siena Place. The board sought various estimates and plan to award the bid to Creative Habitat at an estimate of \$3750.

Ryan explained that the work will be performed in phases to bring the neighborhood back up to par.

Other items addressed:

Lawncare Co-op: Any homeowners interested in joining together with one lawncare company to attend to yard work. This will help to ensure uniform landscaping compliance. *(Vice president Jeff Denney has offered to work with fellow homeowner Richard Preus about providing this service. Details to follow to anyone interested.)* Additionally, any homeowner non-compliant with landscaping guidelines will be notified. If the violation is not corrected within 15 days, the board has authority to have the service performed and charge the homeowner, accordingly.

HOA Management Service: Several members discussed nuisance complaints. Seeking an HOA Management service to address complaints was proposed. It was noted that a cost would be associated with such a service.

Complaints included removing stumps along the shared drive of Tuscan Hills *(Richard Preus offered to remove them)*, having Stone Martin remove rocks and the drain pipe, and the retention ponds in the Stone Martin development need landscaping.

The Blasted Rock retention pond is a safety issue and needs a barrier. It is an eyesore and not compliant with HOA requirements.

A Stone Martin contractor physically threatened a homeowner. Please alert a board member if there are serious issues with any Stone Martin worker. Homeowners also have the avenue of providing negative reviews of Stone Martin.

Members also brought up the following topics:

- Having the City of Auburn send a street sweeper on a regular basis.
- Talking with City Council about skipped sidewalks and crosswalks as it is a safety issue. (Our City Councilwoman is Beth Witten)
- Removing the excessive developer signs in the area. (*Ryan has been working on this.*)
- Possibility of building a playground or walking trails in the future.
- Install a street light at the College Street entrance. (*We will need to find out if the city can do this or if it would be at the expense of the HOA*)

Ballots were distributed. Ryan Gaither and Andrew Yokum were on the ballot for re-election. Wallace Bice announced he wanted to be added as a write in candidate. Upon the vote tally, Ryan and Andrew were re-elected for three-year terms.

Current Board terms are:

Andrew Yokum	2020-2023
Ryan Gaither	2020- 2023
Susan Whatley	2019-2022
Jason Holmes	2018-2021
Jeff Denney	2019-2021

The annual meeting was adjourned at 11:00 am.

Contact the Tuscany Hills board at auburntuscanyhills@gmail.com.

Any payment or statement questions may be directed to treasury.tuscanyhillshoa@gmail.com