

Tuscany Hills HOA Meeting Agenda (2/27/2020)

In attendance: Ryan Gaither, Susan Whatley, Jeff Denney, Wallace Bice

1. Update on Creative Habitat Project – Ryan
 - Ryan explained remaining areas of Creative Habitat project to be completed. He is requesting an update from CH regarding timelines and remaining work.
2. Update on Stone Martin issues – Ryan
 - Ryan spoke with Stone Martin regarding sign. Mitchell Martin informed him that an agreement was made with previous board that SM would install landscaping and irrigation in the median in exchange for unlimited marketing. However, SM is a few months away from completing construction, and have agreed to take down sign following.
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3. Review conversation with attorney Tomlinson – Susan
 - Detention pond – is it on the plat
 - Susan found a copy of the SM plat in my files. There is no designated detention pond. (see attached). But Susan will follow up with docs at the city/ county. If it is a designated drainage area, the HOA would be responsible for a barrier (though legally, one is not required). We are looking for options other than a chain-link fence to maintain safety in the area. Possibly reaching out to Creative Habitat for options.
 - HOA management company – sending info
 - Attorney Tomlinson is forwarding information. Susan will send when she received. The HOA management company would assume tasks regarding homeowner violations.
4. Auburn City installing sidewalks – Ryan
 - Board will reach out to effected homeowners as the city plans this project.
5. Streetlight installation at College St. entrance (HOA responsibility)
 - Tabled, for now. Board must evaluate budget constraints
6. Changing green street sign to blue (uniformity). Need to ask Rick Freeman where to get sign.
 - Wallace informed us those are city signs. Ryan will reach out to city contact for any missing signs or signs that need changes.
7. Other issues
 - Board discussed options for common areas: Playground, Dog Park, Garden, Walking trails. The board determined once the area is cleared, we will poll

homeowners to determine most desirable options. In the meantime, we can request Creative Habitat to evaluate options and provide a quote.

- Jeff and Wallace discussed safety issues with drainage pipe behind Tuscany Hills and the need for a grate.
- Board discussed liability responsibilities and insurance coverage. (Limits are attached per Susan)
- We discussed the landscaping costs and putting common area landscaping out to bid next year. Ryan relayed that there has been a great deal of interested in the Lawncare Co-Op. The board discussed putting the Co-Op out to bid to get the best price for homeowners and to enforce compliance to HOA standards. Andrew can send Ryan list of total interested homeowners. Wallace is reaching out to companies for bids.
- Wallace brought a list of compliance issues to the table. Some have been addressed above. The remainder will take into consideration for the next meeting.

8. Vote on board positions

- Ryan Gaither voted to hold office as President/ Secretary
- Jeff Denney voted to remain Vice-President
- Susan Whatley votes to remain Treasurer

9. For next meeting:

- Look up deeds to common areas ~ Susan
- Quotes for walking trail with bridge (concrete or rock crushing)
- Contact lawncare companies for bids ~ Wallace
 - Andrew / Jeff can provide # homeowners interested.
- Provide board copy of Preus / RIP II landscaping contract ~ Susan