

**Tuscany Village Homeowners Association  
Heritage Property & HOA Management, LLC**

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September 12, 2007 at 4:30 pm  
Minutes of the Board of Directors Meeting

Attended by Steve Rich, Lenee Grinier, Don Hickman and Tracey Heritage.

The irrigation system was discussed in detail. Members noted much improvement with the pressure of the water after installation of the 2<sup>nd</sup> pump. Don will line the pond with a weed barrier and gravel this winter (when the pond is drained) in an effort to maintain cleaner water. The cattails will also be removed. Dirty water has caused problems for the correct operation of the sprinkler heads and drip lines. The Board asked that Heritage collect some competitive bids for an irrigation contractor to oversee Tuscany's system next year; including start-up, shut-down, filter cleaning and maintaining individual heads. Don will shut-down the irrigation system this year.

When the next home receives stucco, Don will have them also apply it to the pump house so it looks better. The roof will also match the existing homes. Don will also straighten out the pipes going in to the house so it looks better.

As the homes are completed at 27 ½ and Venetian, there will be corrections to the drip lines along the perimeter. Right now there is a temporary water supply line. Don thinks the water has been disconnected and/or turned off by someone and that is why the plants along 27 ½ are struggling. He is having someone check that periodically to make sure the water is on.

Several yards were reviewed by photos taken last Friday. There are areas that need new sod and fill. The poor water supply earlier in the summer is the cause. Owners will be asked to note where on their property repairs are needed, and it was decided to address this in the Spring of next year.

A review of the financial reports and unpaid invoices prompted the Board to decide to raise the monthly dues to \$75.00. This will be reviewed again after more homes are completed and the expenses shared by more lots. While the season is winding down for landscaping and irrigation expenses, Tuscany needs to have more operating funds to avoid special assessments in case unforeseen expenses come up.

Heritage Property Management will invoice the 4<sup>th</sup> quarter dues ASAP to get this information out to Owners in a single mailing.

It was decided that an annual meeting will not be held unless a majority of Owners express interest in one.

The meeting was adjourned at 5:30.

Respectfully submitted,

Tracey Heritage  
Heritage Property Management