

Tuscany Village Homeowners Association
C/O Heritage Property & HOA Management, LLC
3002 I-70 Business Loop, Suite 2
Grand Junction, CO 81504
(970) 243-3186

Minutes of the 2008 Annual Meeting

Dear Tuscany Village Owner,

The Annual Meeting was held on April 15th, 2008 at First Presbyterian Church. Three homes were represented. Don Hickman and Tracey Heritage were also in attendance.

The 2008 Budget was presented by Tracey Heritage. The Budget was approved as presented.

The contract from High Performance Lawn Care was reviewed and approved. Heritage presented a bid from Mesa Turf Masters for additional weed control and fertilization. The members expressed a need for more aggressive weed control in the rock areas alongside the homes. Rather than hire a second company, the members decided to increase High Performance's contract to pay for more chemicals and applications by them.

Don asked the Owners to submit corrective landscaping requests to Heritage. If your lawn needs sod or plant replacement, etc., please write down your address and the location in the yard you are concerned about and mail it to Heritage at the above address. They will forward to the developer or the yard care personnel.

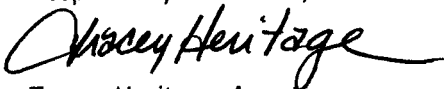
The members stressed that it is VERY IMPORTANT that the owners at Tuscany submit plans to the Board of Directors for any structures, fences, sheds or changes to the properties. As the homes are selling and new people are moving in, it is important that the Covenants are obeyed to keep the integrity and appearance of the Association. Plans should be given to Heritage who will relay them to the Architectural Review Committee (ARC). Currently the Board of Directors is filling that role, but volunteers are requested.

The members asked that the retaining wall on 27 ½ Road be finished. Don will review.

The holding pond was cemented this week, and it is hoped that the irrigation water will be cleaner and less problematic than last year. President Steve Rich will talk to an irrigation specialist to arrange for monthly checks of the system (replace sprinkler heads, check operations, etc.) after Don does the initial start-up of the water.

There being no further business, the meeting was adjourned at 7:15 pm.

Respectfully submitted,



Tracey Heritage, Agent