

## **Heritage Property & HOA Management, LLC**

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### **Tuscany Village Homeowners Association**

#### **Minutes of the 2009 Annual Meeting**

February 5, 2009 \* 6:30 pm \* First Presbyterian Church

In the absence of Steve Rich, President and Lenee Grinier, Secretary, Tracey Heritage opened the meeting at 6:30 pm. Don Hickman, William Widdows, Jim and Bonnie Kayo, Mary Jo Tompkins and Janice Rich were in attendance.

Tracey Heritage gave a brief financial report. The Association is gradually building funds, with \$ 3,333.00 in the Operating Account as of 12/31/09. The 2008 expenses were under budget by about \$800.00. The 2009 Budget does not require a dues increase and the dues remain at \$75.00 per month.

The Minutes from the 2008 Annual Meeting were approved as submitted.

Steve Rich had provided his resignation as the President of the Tuscany Village HOA. Mary Jo Tompkins volunteered and was unanimously elected. Lenee Grinier had not resigned and was held in the position of Secretary.

The proposed budget for 2009 was presented. The membership agreed to retain High Performance Lawn Care for the general grounds care. There was some discussion and the Budget was approved as presented.

Old business included the cement was placed in the pond, plants need replaced and the light at the pump is still on. Members are encouraged to call Heritage at 243-3186 to report plantings that need to be replaced.

New business included the issue of snow removal. The Groundskeeper (Brian Corwin) was contacted in late fall to provide snow removal to the walkways at Tuscany on an "on-call" basis. Some members did not think they were called frequently enough. The average cost to remove snow at Tuscany is between \$80 and \$160 per call. Snow should be substantial to use the service. Bonnie Kayo was asked to be the Tuscany person to call the Groundskeeper when snow removal was needed. His number is 234-9684.

Don was asked to have the pallets and stored items removed from the vacant lot for asthetic purposes. He said he would have Rick do that in the near future.

Don Hickman told the membership that Tuscany's vacant lots will probably be bank-owned in the next few months. There was concern about new developers building in the dictated style of the subdivision. The CC&R's create required uniformity, and they are tied to the land. They will have to conform.

The meeting was adjourned at approximately 7:15 pm.

Respectfully submitted by Tracey Heritage, Agent