

## Tuscany Estates Homeowners' Association Annual Owners' Meeting

**Date: Tuesday, November 15<sup>th</sup>, 2022**

**Time: 7PM**

Abbreviations: TE = Tuscany Estates; BOD(s) = Board of Directors; HOA = Homeowners Association; HO(s) = Homeowner(s); QE = Quaker Engineering; w/ = with; w/in = within

### Agenda

**I. Meeting Called to Order at 7:04PM**

**II. Roll Call**

President – Lisa Manion  
Vice President – Pete Guido  
Secretary – Tara Cerutti  
Treasurer – Elise Navarro  
Board Member – JoEllen Meek  
CMA – Aimee Hennemuth

- All board members were present & accounted for & CMA representative Ms. Hennemuth was present & accounted for.
- Ms. Hennemuth confirmed the proof of the Annual Meeting notice & was sent to all owners on record in November 2022.

**III. Secretary's Report**

A.) Upon motion duly made, seconded, & unanimously carried, the 2021 Annual Owners Meeting Minutes were approved.

**IV. President's Report**

- It was reported that there are no new updates with Quaker Engineering.

**V. Treasurer's Report**

**A.) 2022 Year to Date Report as of October 31<sup>st</sup>, 2022**

CMA reported on the actual expenses & revenue of 2022, and the projected budget for 2023. The 2023 Budget was mailed to all HO(s) on record & ballot(s) were presented to the HO(s) in person or by proxy for voting.

Operating Cash Alliance SW = \$2,863.82

Operating Cash Alliance = \$41,031.52

Total Assets Operating = \$51,389.04

Replacement Assets = \$473,484.89.

## **B.) 2023 Budget Discussion and Vote**

Note: All quorums for attendance and association business & majority voting have been met. There were 69 members in attendance in person and/or by proxy.

The 2023 Budget was mailed to all HOs on record & ballot(s) were presented to the HO(s) in person or by proxy for voting. The 2023 Budget was provided by the budget committee, the majority of the BOD approved the 2023 budget, & the 2023 Budget was approved by the Owners (65 – Yes; 4 – No). The common assessment will remain \$24 annually for 2023 & the monthly assessments will increase to \$141 from \$138 a month for the shared wall homes in 2023.

## **VI. Election of Board Members**

CMA gave all homeowners specific instructions & directions as to how the voting works. It was reported that there are 2 positions available on the Board of Directors. There were 3 nomination forms received prior to the meeting from Elise Navarro, Lisa Manion, & James Ross. It was reported that the current 2 positions are held by 2 single family homeowners & it was explained that at least 1 single family homeowner must be voted upon per Section 2.03 of TE Bylaw Rules. There are 5 board positions & it was stated that BOD consists of at least 1 person from a townhome, patio home, & single-family home & the remaining 2 positions can be from any shared-wall or single-family HO. Each candidate gave a brief reason for running for the board as well as their backgrounds. Owners that were present or by proxy were asked to vote by ballot. CMA then conducted a brief audit before announcing the results to the homeowners.

## **VII. Election Results**

- Elise Navarro & Jim Ross were elected by owner ballot for a 2-year term, 2022-2024.

## **VIII. Homeowners Comments**

- 1.) Some HOs asked what is going to happen w/ the dilapidated house at the bottom of the hill. It was reported that Quaker Engineering still owns that house & they own all the other common areas, including the clubhouse & pool.
- 2.) One HO asked why there can't be anything done to hold Quaker Engineering accountable to get the clubhouse, pool, & common areas turned over to us as well as getting the roads turned over to the township. It was reported that showing up to the township meetings & voicing our concerns for Tuscany Estates

& can cause the township to hold QE accountable for these issues. Residents were also informed that 4 out of 5 Union Township Supervisors resigned & only one was left, so a Washington County Court judge appointed 4 former Union Township Supervisors as interim supervisors until new supervisors are voted upon next year.

- 3.) One HO asked what is going on w/ Maronda & asked if the BOD is going to have discussions w/ them to find out what their plan is w/ this community. It was reported that Maronda will be the developer & the BOD plans on talking w/ them before the deal is done to see what their plan is w/ our community. However, QE needs to repair the roads, sidewalks, & streetlights up to Union Township code before Maronda will take over as developer.

## **IX. Adjournment at 7:55PM**

The meeting was adjourned at 7:55PM w/ 2 Motions made & Everyone at the meeting agreed w/ adjournment.

Note: At the end of the meeting, the board approved the following BOD re-positioning:

President Pete Guido

Vice President – Jim Ross

Treasurer – Elise Navarro

Secretary – Tara Cerutti

Member – JoEllen Meek