

Tuscany Estates HOA Meeting

September 14, 2021

In attendance: Lisa Burkhart (HOA attorney), Aimee Henemuth (CMP), Lisa Manion, Pete Guido, Elise Navarro, Tara Smolick-Cerutti and JoEllen Meek.

Meeting came to order at: 6:03PM by HOA President Lisa Manion

Abbreviations: BOD = Board Of Directors

Meeting Agenda:

1.) Maronda Home/Quaker Engineering/Union Township Update – Lisa Manion addressed residents

Reported that we haven't obtained the Pool & Clubhouse yet. Maronda & the Township have liens on Quaker Engineering/Bruce Klassen & Earl. Was informed that Bruce did get all the repairs done in the Clubhouse & there were 15 things on the list from the inspection we had done that needed to be repaired. However, Bruce & Earl couldn't fix the pool & stated that they still needed to hire a pool company to fix the pool.

Was informed that Maronda & Union Township scheduled a meeting w/ Quaker Engineering next week to discuss the liens that both Maronda & Union Township gave Quaker & what Quaker needs to do to get all the property at Tuscany Estates up to Union Township standards. Maronda is to take over as builder here to build more patio homes & single-family homes. Union Township needs to discuss Tuscany Estate roads, retention pond, etc w/ Quaker before accepting them as public.

2.) Food Trucks – Lisa Manion addressed residents

It was stated that the food truck committee was having difficulty getting the vendors here because there wasn't enough participation from our community. Also, noting that the vendors are struggling to hold on to workers (due to Covid & just getting people to work). The vendors would then call the day of & cancel coming here. It was reported that this will probably be the last year for the food trucks.

3.) Tree Trimming Common Area – Pete Guido addressed residents

Reported that there are a lot of the trees that need trimming here due to overgrowth & are creating a lot of debris on the roads etc. The BOD is in the process of getting bids to have this completed soon.

4.) Tru-Green – Pete Guido addressed residents

Informed residents that he is working w/ Tru-Green for the rest of the year for the grass cutting, aeration, & ground upkeep. Stated that we paid for a certain amount of grass cuttings for the year & stated that we are getting close to that final grass cutting amount. Therefore, a few grass cuttings may have to be skipped in order to stay w/in the grass cutting budget so that we don't have to pay overages for this service.

5.) Budget Committee Updates – Pete Guido addressed residents

Informed residents that the First budget meeting will be at the Union Township Building on September 28th at 6:30PM & asked if any residents would be interested in joining the committee to talk to him after the meeting. Also stated that there will be several budget meetings into mid-October when the budget committee submits the 2022 budget to the BOD. Then the final vote goes to the Board of Directors for approval. All the residents will then vote on the budget approval at the November 16th meeting.

6.) Treasurer Report – Aimee Henemuth addressed residents

CMP stated that currently the community is within our means based on our current budget, but also mentioned that w/ the other 9 to 10 repairs still needing done, that the budget will be over what the budget committee allotted for this year. Stated that the budget took a hit this year w/ the unforeseen damages that happened to multiple homes due to the brutal winter & also due to the damages that occurred to multiple homes after the power washings this year.

7.) Repairs/Replacement Extensions – Aimee Henemuth addressed residents

Community was informed that the violation letters that went out to homeowners for needed repairs or replacements need to be addressed by the homeowners in a timely fashion. Stated that when homeowners contacted CMP about extensions on these violations, CMP granted an extension until May or June of 2022. CMP stated residents didn't contact them until after a fine was issued for their violations & stated that residents need to contact them in a timelier fashion about their violations.

Some residents responded & stated that they had a hard time contacting CMP about violation letters & other issues.

8.) Communication – Aimee Henemuth addressed residents

The Community was informed to contact CMP w/ any issues that they have, especially w/ the discrepancies w/ violation letters, financial difficulties, & other concerns that they may have based on the current Tuscan Estates rules & regulations stipulations, etc.

- CMP also informed homeowners that if they have any issues w/ billing issues, etc. to contact them & they will work w/ them to set up a payment plan.
- CMP stated that if any homeowner would like to make improvements to fill out an ARC Request & submit the form to them but warned that they must wait until approval from the board of directors and or CMP before starting any home improvement project.

Meeting was then open to homeowners questions:

Homeowner #1:

Patio homeowner was wondering if there was anything that the BOD could do to get the Quads and or recreational vehicles off our roads since they aren't allowed to be on these private roads & are a hazard to our community's safety.

Answer: CMP stated that if they have a concern about these types of vehicles on our roads to call the police & report the unlicensed vehicles on the roads when they aren't supposed to be on these private roads.

Homeowner #2:

Single family homeowner demanded to know why she was fined for her soffit & fascia since she completed these improvements. Also, mentioned that she sent CMP pictures on July 14th w/ the improvements & wondered why she accrued a fine when she made the improvements before the deadline. Was upset that she was fined & when she contacted CMP the fine was waived. She was upset that the fine was waived when it shouldn't have even occurred in the first place & she felt insulted getting a bill. She wanted an apology for the mistake & she wanted to know who is to blame for this error.

Answer:

Aimee from CMP stated that she apologized profusely for the error & stated that the fine was a CMP clerical error & had nothing to do w/ the association BODs. She also stated that mistakes happen & it was a clerical error on their part.

Rebuttal from homeowner:

The irate Homeowner wanted an apology because she felt that the waiver was a slap in the face since she completed the violations before the deadline & submitted the completion to CMP. She felt it should have been an apology & not a waiver of the fine. She couldn't believe no one was taking blame for this fine & wanted an answer as to who was to blame for this fine.

Aimee apologized again & told her the error was a clerical error on their part. This argument went back & forth several times. At one point, a patio homeowner stepped in the conversation & informed the woman that she was apologized to approximately 6 times since that is what she counted & told her that the fee was waived from her account. Another shared wall homeowner also stepped in & addressed the disgruntled homeowner & told her that these problems don't get resolved when hostility is involved in a discussion. The single-family homeowner continued to fight w/other homeowners as the rest of the meeting moved on.

Homeowner #3:

Shared wall homeowner wanted to know who determines the Rules & Regulations & thought the Rules & Regulations had to be approved by all homeowners to get passed.

Answer:

Lisa Burkhart (Attorney) informed that Tuscan Estates Governing Documents (The Covenant) are the base rules that all residents follow & if they need to be changed, the guidelines need a vote w/ homeowner support of at least 67% of the residents voting to make the change. If you don't have 67% in favor and or don't have 67% of residents voting, the change will not be changed legally. Also reported that the Rules & Regulations aren't a part of the governing documents & that the Board of Directors are the ones that make these rules based on Union Township guidelines & homeowner's complaints and/or concerns.

Lisa Manion stepped in & stated that The Rules & Regulations are updated every so many years. This year, the Rules & Regulations were updated to become more accessible to homeowners with a Table of Contents, but the actual information hasn't changed in many years.

Residents were again informed by Lisa Burkhart that the Rules & Regulations are changed by the elected Board of Directors & that if you want to have a say on the Rules & Regulations, then you need to run for the board or to show up to the HOA meetings to voice concerns.

Homeowner # 4:

Shared wall homeowner suggested making the HOA meetings later like 7PM since most people don't get home from work until 5 or 6PM. Some other homeowners felt the same way & stated that they would make more meetings if they occurred later at like 7PM or 7:30PM. A single-family homeowner spoke up & stated that she felt that the HOA had the meetings early so they can keep things quiet about the issues w/in our community.

Answer:

All residents were informed that the meetings outside at the clubhouse must be earlier due to daylight hours so that they are not having meetings in the dark. BOD stated if the meetings start occurring at the township building again, Pete Guido will ask the township for approval for the later starting meetings & stated he will keep residents posted as to what the result of this inquire is.

Meeting Adjourned at 6:39PM.