

Tuscany Estates Homeowners' Association Annual Owners' Meeting

Date: November 16, 2021

In Attendance: Aimee Hennemuth-Rogowski (CMP), Carl Wilkinson (CMP), Lisa Manion – HOA President, Pete Guido – HOA Vice President, Tara Smolick-Cerutti - HOA Secretary, Elise Navarro – Treasurer, & JoEllen Meek – HOA Board Member.

- I. Meeting Came to Order By HOA President Lisa Manion at 7PM
 - All residents were told to keep comments or questions until the end of the meeting & if there are any outbursts that the meeting will adjourn immediately.

- II. Roll Call; All Board Members were present & accounted for.
 - President – Lisa Manion
 - Vice President – Pete Guido
 - Secretary – Tara Smolick-Cerutti
 - Treasurer – Elise Navarro
 - Board Member – JoEllen Meek

-The 2019 owners meeting minutes were mailed to all homeowners in the community by CMP & Aimee Hennemuth confirmed sending the 2019 meeting minutes to all homeowners by November 1st, 2021.

- III. Secretary's Report By HOA Secretary Tara Smolick-Cerutti
 - A. Approval of 2019 Owners' Meeting Minutes
 - A motion was made to approve the 2019 Owners' Meeting Minutes by Elise Navarro & a second motion was made by Pete Guido. The 2019 meeting minutes were then passed.

- IV. President's Report By President Lisa Manion
 - Residents were informed that the HOA board met w/ Bruce Klassen & Earl Danielson at the clubhouse 2 weeks ago & were informed we had an inspection done that stated there were 25 things that needed fixed in the clubhouse & pool. However, Bruce & Earl only completed 80% of what needed fixed. Residents were also informed that the pool is 20% of what still needed fixed since it wasn't cleaned out & a pool company still needs to be hired to fix the pool. Bruce Klassen & Earl showed us that they placed a new pool filter, but never showed us that the filter was working. They also showed us that they cleaned the carpet in the clubhouse & fixed some of the issues in both of the bathrooms. To date the township still has liens on the Clubhouse & Pool. However, Union Township gave Quaker a list of demands that needed to be completed to waive the liens, but the list still hasn't been completed. The residents were also informed that we have no idea what the

list of demands were for Quaker Engineering & that we were trying to find out what they are per Pete Guido.

V. 2022 Budget Vote By CMP – Aimee Hennemuth

- Residents were presented with the new budget & the new budget was discussed By Aimee Hennemuth (CMP). Aimee explained that the reason behind the budget was to fund the common reserve accounts per the Reserve Study that was done in August of 2020. Aimee, the board members, & finance committee met 4 times consisting of 4 hours per meeting. The budget for shared wall homeowners is going from \$136 to \$138 & the single family/common assessment fee is remaining \$24.

Community Management Professional (CMP) had all ballots pre-printed with check off boxes for votes. CMP also advised all homeowners about how the voting worked with specific instructions and directions. CMP reported that all candidate voting ballots had to have at least 1 patio homeowner & 1 townhouse homeowner per the Bylaw Rules. Ballots were distributed to all resident homeowners in good standing who were in attendance or who were assigned by proxies. Completed ballots were then collected & tabulated by 2 volunteer homeowners (Wendy Saxe & Jane Cionni) in the audience. The volunteers forwarded their counts to CMP. CMP then conducted a brief audit before announcing the results to the homeowners. The results are listed in Sections VI and VII below.

VI. Treasurer's Report By CMP's Aimee Hennemuth

A.) 2021 Year to Date Report

B.) 2022 Budget Approval

- The Budget was approved:
58 people voted Yes
3 people voted No

VII. Election Results By President Lisa Manion

- The 5 candidates running for the HOA board are: Melody Dascanio, JoEllen Meek, Pete Guido, Tara Cerutti, & James Ross. James Ross was the only candidate not present for the meeting.
- Each candidate gave their educational backgrounds, the jobs they hold or the jobs they retired from, & each candidate gave their reasons for running for the board.
- Since James Ross wasn't present for the meeting President Lisa Manion read an excerpt from his candidacy papers he submitted.
- One homeowner asked about voting. He questioned how voting worked & what would happen if he didn't vote for a patio homeowner since he felt neither candidate was qualified. He also asked if he only voted for 2 people instead of 3 people that his voting would be counted since he didn't want to vote for a patio homeowner. Aimee from CMP replied & stated that he didn't have to vote for a

patio homeowner. However, Aimee stated that due to the Bylaw Rules that 1 patio homeowner & 1 townhouse owner has to be elected to the board regardless if he chooses not to vote for a patio homeowner.

Candidate Election Result Winners:

- 1.) JoEllen Meek
- 2.) Pete Guido
- 3.) Tara Cerutti

-Each homeowner elected is elected for a 2 year term, 2021-2023.

VIII. Homeowners Comments By President Lisa Manion:

- One Homeowner asked about what is going to be done with the house at the bottom of Tuscany Estates Drive.

Response:

- Residents were informed by Lisa Manion that Maronda will be removing the house at the bottom of Tuscany Estates Drive & Maronda will be putting up model homes in that location w/ 1 model on each side of the road.

IX. Adjournment By President Lisa Manion at 8:07PM