

## Tuscan Estates Homeowners Association Meeting

Place: Union Township Municipal Building

Date: November 14, 2023

Time: 7PM

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

### AGENDA

#### **I. Call to Order**

Meeting came to order at 7:02PM by HOA President Pete Guido  
Roll call & All board members were present & accounted for, including Aimee Hennemuth-Rogowski from CMA and HOA Attorney Lisa Burkhart.

#### **II. Roll Call**

President – Pete Guido  
Vice President – Jim Ross  
Secretary – Tara Cerutti  
Treasurer – Elise Navarro  
Board Member – JoEllen Meek

- All board members were present & accounted for as well as CMA representative Aimee Hennemuth-Rogowski & TE HOA Attorney Lisa Burkhart were both present & accounted for.
- CMA confirmed the proof of the Annual Meeting notice & stated it was sent to all homeowners on record in November 2023.

#### **III. Secretary's Report**

- Upon motion duly made, seconded, & unanimously carried, the 2022 Annual Owners Meeting Minutes were approved.

#### **IV. President's Report**

- It was reported that there are no new updates with Quaker Engineering. Residents were informed that the township is working diligently with our attorney to get our community infrastructure repairs completed so the sale between Quaker & Maronda can move forward. Recently the township met with Quaker & a BOD member to discuss the infrastructure checklist of what needs completed before the sale to Maronda occurs.

#### **V. Treasurer's Report**

**A.) 2023 Year to Date Report**

CMA reported on the actual expenses & revenue of 2023, and the projected budget for 2024. The 2024 budget was mailed to all HO(s) on record & ballot(s) were presented to each HO(s) in person or by proxy for voting.

Operating Cash Alliance SW = \$8,458.53

Operating Cash Alliance = \$44,087.43

Total Assets Operating = \$53,546.02

Replacement Assets = \$535,130.34

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

Note: All quorums for attendance and association business & majority voting have been met.

The 2024 Budget was mailed to all HO(s) on record & ballot(s) were presented to the HO(s) in person or by proxy for voting. The 2024 Budget was provided by the budget committee, most of the BOD approved the 2024 Budget, & the 2024 Budget was approved by the Owners. The common assessment will remain \$24 annually for 2024 & the monthly assessments will remain \$141 for the shared wall homes in 2024.

**VI. Election of Board Members**

CMA gave all homeowners specific instructions & directions as to how the voting works. It was reported that the only candidate that submitted a nomination on time was Tara Cerutti & therefore, Tara's vote is up for acclamation. A patio homeowner made the first motion, a 2<sup>nd</sup> motion was made by another patio homeowner, & Tara Cerutti was elected to the HOA board for a 2-year term (2023-2025). All residents were informed that no other nominations were received, so the floor was open to nominations. It was also reported that the 2 other positions were held by 2 patio homeowners & it was explained that at least 1 patio homeowner must be voted upon per Section 2.03 of TE Bylaw Rules. One nomination for Barb Stover was made and one nomination for Aileen Murdaca. The first motion was made by a patio homeowner and the 2<sup>nd</sup> motion was made by another different patio homeowner, & both Barb Stover & Aileen Murdaca were voted into the BOD by acclamation. A third candidate was nominated, but that homeowner declined the nomination.

**VII. Election Results**

Tara Cerutti, Barb Stover, & Aileen Murdaca were elected by acclamation for a 2-year term, 2023-2025.

**VIII. Homeowners' Comments – Open Forum**

Some HO's 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 & the township is requiring Quaker to tear it down, but Quaker wants Maronda to tear it down after the sale. To date, no other actions have taken place.

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 recently Union Township met with Quaker Engineering & the TE BOD to discuss the infrastructure checklist (i.e. repairs to the roads, sidewalk, & streetlights) that needs to be completed before Maronda will be the developer. It was also reported that Union Township was to notify our attorney about these upcoming meetings as these repairs must meet our Bylaws as well. Many residents asked when all the roads in TE were going to be redone as there are already cracks that need to be repaired. It was reported that Union Township, Quaker Engineering, & our TE attorney is working to get all these issues addressed & completed before the sell to Maronda occurs.

Two townhome owners raised concerns about the color of their new siding that was replaced after pieces fell off & how it doesn't match the rest of the other siding. They wanted to know if it can be painted or what could be done as this is unacceptable if they go to sell the property. It was reported that there is a new set maintenance schedule that was just completed this past spring, but the BOD stated that they would look into finding a better replacement or fix in the meantime to see what the best options are.

#### **IX. Adjournment at 7:52PM**

The meeting was adjourned at 7:52 PM w/ 2 Motions made & Everyone at the meeting agreed w/ adjournment.

Note: At the end of the meeting, the board approved the following BOD repositioning:

President – Jim Ross

Vice President – Tara Cerutti

Treasurer – Elise Navarro

Secretary – Aileen Murdaca

Board Member – Barb Stover