

5/1/2025

**Open Board Meeting
Held at Logan's Place
536 East Broad Street
Mineola, Texas 75773**

***Call to Order-6:33 PM, Presided by Rance Ward, TPHOA President**

***Roll Call-Four board members were present (Rance Ward, Kevin Smith, Mike Perkins and LaQueta Gallagher). Chuck Riley was absent.**

The members in attendance were-Lorie Ward, Jaqueline Holtz, Larry and Barbara Elms

***Approval of Minutes from previous meeting.**

New Business-Rance Ward

***Rance** stressed his desire to keep Tuscany Park as the most desirable place to live in Mineola.

***Rance** expressed his gratitude to **Mike Perkins, Larry Elms** and all the volunteers who came out to help trim some trees on the west end of the dam. **Kevin Smith** brought his tractor, and he also helped clean out sand and silt by the dam.

***Rance** received an estimate from a painter to have the signage at the front entrance be sanded and repainted. This job will require a lot of prep work. The painter he suggested is one he has personally used in the past and done a fantastic job. This painter gave us an estimate of \$1350 plus materials. **Mike Perkins** comments that he thought this was a reasonable price compared to the bids we had received in the past for this job. **Mike Perkins** made a motion to get this repaired and **Kevin Smith** seconded the motion. Motion was approved.

***Jaqueline Holtz** said she would be willing to plant flowers by the signs, once the painter is finished. **Mike Perkins** said that **Jaqueline** could probably get volunteers to help her as well.

***Rance** said he received a resignation from the ACC. **Kacy Williams** resigned due to several reasons, she felt she was not able to fulfill the obligation to the position to the level necessary. **Rance** asked if anyone else was interested in being on the ACC, please come forward.

***Rance** stated that **Joe Carr** is supposed to be contacting his attorney to correct the Reserve CCR's section 6.9 from the Reserve at Tuscany Park to the Reserve at Tuscany. He said **Joe Carr** is also supposed to put up a sign at the Reserve at Tuscany identifying it as such.

Kevin Smith-Treasurer's Report

***Kevin** handed out financials for our YTD Actuals vs. Budget. He also passed out a spreadsheet of the check register.

***Kevin** stated that only 1 resident still has not paid dues for 2025.

***The 1099/1096 forms for taxes for 2024 have been filed.**

***Kevin** reported that the FINCEN (Financial Crimes Enforcement Network) BOI requirements, that were previously required for domestic reporting, have been eliminated as of early March.

***Kevin** said no federal taxes should ever be due going forward since we are now filing IRS Form 1120-H.

***The Common Area property tax liability is estimated at around \$400 a year for 2025.**

***Our insurance comes up for renewal on June 13, 2025. Kevin is going to pursue quotes on our 2 liability policies.**

* **Kevin** has also volunteered to request the six dock owners on the lake to pay the \$25 annual charge for having a dock that is currently being discretely charged on our G/L policy. This request is strictly voluntary by each dock owner.

* **Kevin** stressed the lake is for TPHOA use only. Our insurance company has told us as well.

*The Board, as well as members present, voted in the affirmative to reimburse certain board members who temporarily purchased D&O insurance out of pocket during the timeframe our HOA was being reorganized in 2023. D&O insurance protects the Board and the members. **Rance** said no single person should be responsible for their own D&O insurance and all insurance for Tuscany Park HOA should be paid for from dues collected. He made a motion to have this approved. Motion passed.

Mike Perkins-Lake Status

* **Mike** reported that the wood ducks are hatching nicely by his house and **Kevin Smith's** house. The geese have not had any new hatchings so far this year. Harley the Heron is doing well and still making an appearance.

* **Mike** got three different bids to have the lake electroshocked. He eliminated two of the bidders he was interested in because they were too high or not professional. But he is interested in getting this done by the last remaining bidder. This cost would be incurred by lake owners. Shocking the lake has many benefits. It tells us what is in the lake, what needs to be removed from the lake and what we need to bring in to keep our fish healthy. **Mike** said a few years ago that homeowners paid for, out of pocket, 500 pounds of crawfish and the fish loved it. They grew huge. **Mike** thinks there are too many small fish in the lake today. He also stated that a shock survey has never been done since **Joe Carr** originally stocked the lake.

* **Mike** said having kids, or anyone else, fishing on the lake that aren't Tuscany Park Estates residents is a huge liability.

* **Mike** said he had two people look at the water quality of our lake and they said it is good. The lake is full; thanks to all the rain we have received.

* **Mike** and **Rance** both suggested have a sticker to put on your boat and trailer to identify you as a Tuscany Park Estates resident, would be a good idea. **Mike** said he would also like to have the Lot# listed on the sticker.

* **Mike** stated with the new signage; we have had a lot less trouble with non-residents bringing their boats on the lake.

* **Mike** addressed the problem of people parking on the dam. This caused many safety issues. He would like to see the county put up signs on each end of the dam that read, "No Parking on Dam". **Mike** is going to contact the county concerning this since the dam is on a county road.

* **Adjournment at 7:34 PM.**

LaQueta Gallagher
TPHOA Secretary

*****On a side note.** **Rance** wanted to let neighbors know about a new commercial and residential trash pickup company in our area. It's called A&W, and they offer discounts to seniors, retired military, first responders and teachers. Their number is 903-967-2400.