1/21/2025 Annual and Open Board Meeting Held at Mineola Civic Center 1150 North Newsom Street Mineola, Texas 75773

*Call to Order-at 6:25 PM, Presided by Rance Ward, TPHOA President

*Roll Call-Membership Sign-in sheet; all 5 board members were present (Rance Ward, Chuck Riley, Kevin Smith, Mike Perkins and LaQueta Gallagher) and Wood County Sheriff, Kelly Cole.

*Approval of Minutes from previous meeting.

New Business-Rance Ward welcomed everyone and had Lonesome (Jim Williams) introduce Wood County Sheriff, Kelly Cole. Sheriff Cole discussed his background here in Wood County which led him to becoming Sheriff. Sheriff Cole recently was elected, unopposed, in his second term as Sheriff. Sheriff Cole discussed safety, such as, not leaving valuables in your vehicles and also said that when you do call the Sheriff's office concerning your case, remember to ask who your investigator is for your records. Motor vehicle accidents are a big problem in our area. He discussed the much needed expansion of the jail facility. Sheriff Cole spoke with members about any trespassers on your property and how it is best to call them when you see a trespasser. If they catch them, they can issue a criminal trespass warning. If they catch them again after the criminal trespass warning has already been issues, the trespassers will go to jail. Wood County Fire Marshall, Tully Davidson, should be called concerning trespassers or squatters who may start fires to stay warm. Sheriff Cole spoke about neighborhoods in the area that have neighborhood watches. He said HOA's can purchase neighborhood watch signage from Wood County Sheriff's office, which is a great deterrent. He said when you look out your window, keep a notepad and pen close by. This way you can jot down information. Surveillance/game cameras are also great!

Rance announced the two positions that were up for election this year. The two positions are **Kevin Smith**, Treasurer and LaQueta Gallagher, Secretary. No other members have come forward to volunteer for these positions. Rance made a motion to install Kevin Smith as Treasurer and LaQueta Gallagher, as Secretary, for another term. Mike Perkins seconded the motion. Rance then passed out copies of Tuscany Park Board Responsibilities that has 24 categories. Rance also passed out copies of the eighteen 2024 HOA achievements from month to month. Additionally, Rance passed out copies of a list of 2025 Tuscany Park HOA challenges. Rance had Larry Elms give an update on the turn lanes. Larry was told that the lanes are scheduled to have bids on the project in August. We are hoping work will start by October 2025. Larry Elms also sent a text to **Judge White** asking for a reduction in the speed limit for Highway 37. He has not heard back yet, but he says his main focus, at this time, is trying to get the speed limit reduced. It is very dangerous when folks are speeding and residents are trying to turn into Tuscany Park and have to wait for oncoming traffic to go by. Rance said the dam inspection report is still pending from TCEQ. Many projects have been completed this year by the HOA as seen on the achievement sheet. We have accomplished so much this year and Rance thanked everyone for their hard work. This past week, we had a very large tree limb hanging over the entrance road. Kevin Smith called Wood County and they came out and took care of it without any cost to the HOA.

Kevin passed out copies of the 2024 Annual Budget to Actual Cash Flow. He went over all the expenses we had including back taxes, penalties and interest that were due for the year of 2021. **Kevin** has filed all the necessary paperwork for 2024. We had to hire CPA's McNeely & McNeely to help get us up to date for filings for 2021, 2022 and 2023. Our year to date balance is \$4439.31. Many members discussed about whether to have an increase or not. Unknown expenses that could possibly arise are riprap for the dam, as well as repairs

to the well, pump, fence and front entry signs. **Kevin** asked for feedback for the three proposed options for 2025 dues. The three options were \$240, \$260 or \$280 per lot per year. **Kevin** asked for a show of hands by members on the three options. The majority of the members in attendance wanted to see it increase to \$280 per lot per year. **LaQueta Gallagher** made a motion to have the dues raised to \$280 per lot per year. **Mike Perkins** seconded the motion. The motion passed was passed by the Board **4-1**. **Kevin** also filed paperwork with the Financial Crimes Enforcement Network that is strictly voluntary at this time but has a proposal before the Supreme Court to make it mandatory. **Kevin** decided it is much better to file this now and avoid possibly any future problems.

Chuck Riley who is assisting the Architectural Control Committee to get the initial processes and procedures in place, asked **Kacy Williams** from the ACC Committee, to report on any information she may have about the new build in the neighborhood. **Kacy** said she is waiting on documentation of the plans from the builder. **Chuck** said that **Kacy** will keep a written record of all requests to the ACC. Homeowners discussed the problem with contractors that are uninsured or not bonded in the neighborhood doing repairs, especially when it comes to tree removal. **Chuck Riley** said our CCR does not mention contractors requiring to be insured and bonded. Discussion continued about adding an Amendment to our CCR for this and also not allowing short term rentals in our neighborhood. **Chuck** said in order to get a new Amendment passed; we will need a 75% vote by all members. **Kacy Williams** mentioned that we have done away with the old ACC email and everything now goes to tphoa.net. **Rance** asked that once the new build does submit the requested plans, he would like this information to be passed onto the board to look over.

Mike Perkins discussed the TCEQ dam inspection report that we still haven't received. The lead inspector from TCEQ gave Rance and Mike the impression in March of 2024 that the dam was in pretty good shape. The face of dam has 3 places, with a probable area of 30 yards combined, that we may need to add riprap in the future. We do not know for sure, what they will require of us, until we get their official report. Mike discussed how effective the signage has been around the lake to keep non-residents off of it. Mike would still like to see new signage for No Parking on the dam. It's a dangerous situation, especially at night, when cars try to drive with another car parked on the dam. Rance has reached out to realtors and Joe Carr, the developer, to remind them that The Reserve is not part of Tuscany Park. Kevin suggested perhaps Wood County would put up no parking signs for the dam. Mike discussed his plans of having a survey crew come out and shock the lake to see what we have concerning the fish. He has talked to all Lakefront owners and they have all agreed to help pay for this survey. No money would be taken out of the HOA. The cost would be approximately 1K total. The best time to do this is probably the fall but we will get the experts opinion. Mike and members discussed the valve for the lake. Chuck said you cannot restrict the flow of water in the State of Texas. Mike said when he went to the Tyler office of TCEQ, he was shocked to find out that Joe Carr had changed the permit from being an Agricultural permit to a Recreational permit. That means that all the water in the lake belongs to the State of Texas and the Sabine River Authority. He explained that no homeowner's can pull water out of the lake to water their lawns. Everyone has complied with this request. Mike reminded everyone that non-resident boats are not allowed on the lake.

Larry Elms expressed his concern about lots that have heavy brush with dry leaves and pine cone needles that could be a fire hazard. Lightening could strike a tree and cause a fire and this could be fuel for a fire.

Adjournment at 8:48 PM.

LaQueta Gallagher TPHOA Secretary