

3/28/2024
Open Board Meeting
Held at Logan's Place
536 Broad Street
Mineola, Texas 75773

***Call to Order at 6:00 PM by Rance Ward, TPHOA President**

***Roll Call – Board Members: Rance Ward, Chuck Riley, Kevin Smith, and Mike Perkins.**
Absent: LaQueta Gallagher

Members in Attendance: Deborah Everett, Richard and Joyce Cross, Larry and Barb Elms, Glenn and Jaqueline Holtz, Cathy Leeman, Lorie Ward

*Rance Ward welcomed everyone and called the meeting to order. Rance made a motion to accept the minutes from 2/29/2024. Mike Perkins seconded. Rance thanked all the members who have volunteered to work on the fence (Larry, Barb, Kevin, Dudley, Rance). Thanks to Dudley for painting the entrance sign. Thanks to Kevin for cutting down the dead tree. Thanks to Barb for pulling weeds and providing and planting flowers at the entrance. Thanks to Joe Carr for mowing the common area. The fence is about 80% finished (2000 screws). We are always in need of volunteers; we need more flowers at the entrance. Please contact any Board member if you can help in any way, until we get our dues collected.

***Reports from Officers and Committees:**

Dam Inspection - Mike Perkins reviewed the five-year Dam Inspection. Two inspectors, Johnny Cosgrove and his assistant, Sebastin, from Austin performed the inspection on March 28, 2024. Mike and Rance were in attendance. Overall, the dam appears to be in "Good" shape (with Good, Bad or Poor grades). We will not know until the actual final report is received. There are a few minor issues, but nothing of grave concern. Minor washout at face of dam, but until it gets to a foot to a foot and half deep, the inspectors are not too concerned with it. We may eventually have to put down riprap rock. The only real concern is the secondary spillway – four pipes. There is some buildup of sod/dirt on the back side, which could clog up. The inspector recommended building a retainer wall to prevent erosion, but it was noted the erosion is only due to rain runoff from the road. They suggested the Valve on the standpipe be tested to make sure it is working. We do need to get Joe to demonstrate how the Valve works and provide the key to the Valve. **Mike Perkins – Action**

Mike had very good feelings about the inspection going very well and felt very good about their explanations. Johnny made the comment that the dam is good.

Guardrails were discussed with the inspectors and there should not be a problem if they are installed properly. Joe is aware of the proper installation according to the inspector. **Joe Carr – Action**

There will be issues with mowing due to the slope to the lake; weed eating will be the only option. The bigger issue will be installing riprap after the guardrails are installed if that becomes a need. The option to install riprap before installing the guardrails was discussed. It will be expensive and a major operation, and it is not an expense needed at this time. Guesstimates were \$10-12K. We are a way off before this needs to be addressed.

Transfer of Common Property - Rance discussed transfer of Common Property to the HOA. Since the dam inspection appears to be “Good” and the dam had met all the engineering company requirements, there does not appear to be any reason not to transfer the Warranty Deed. The Board voted to approve the Common Property transfer during the Executive Session held in February 2024, but transfer was postponed because the Dam Inspection was moved up from September to March 2024. Joe is to have the paperwork ready for transfer sometime next week. **Joe Carr and Rance Ward - Action**

The Emergency Action Plan was discussed and is in the process of being updated. Mike should check with Joe about the amount of flow to Lake Brenda. **Mike Perkins – Action**

Chuck has the key to the back field for emergency evacuation of Tuscany Park. Copies of the keys need to be made and distributed to the Board. **Chuck Riley - Action**

HOA Insurance Policies - Chuck discussed the insurance policies held by HOA:

D&O (Directors and Officers) - up for renewal in May. Insurance for Common Property was added in July 2023 and prorated. Discussed costs for each policy and 2024 costs will be about 5-10% higher, with estimated cost of \$2650.

Chuck discussed Common Property Insurance with The Exclusion of construction operations, and if the HOA needs the lawn maintenance company to have their own insurance. Much discussion was held about Workman’s Comp and whether the HOA should hire a lawn maintenance company without insurance and the liability to the HOA if someone is injured. It appeared the consensus of members in attendance is that the HOA should not expose themselves by hiring someone who does not have their own insurance. The liability policy the HOA has at this time needs to be reviewed in depth, as many boxes were left unchecked. Rance and Kevin will have a one-on-one with the insurance company. **Rance Ward, Kevin Smith - Action**

A member also requested that the mower continue to mow the whole length of the fence on County Road 2309, not stop half-way.

Budget Report - Kevin Smith - \$2001.41 in the bank, which is not enough to pay insurance policies much less go forward with any bills. Proposed budget line items were reviewed.

Mock-up of signage for Tuscany Park was shown when discussing that line item. Should the sign say Tuscany Park Estates or something else? Kevin will try to find the legal description. **Kevin Smith - Action**

The logo for Tuscany Park at the front entrance needs to be repaired and that will fall under the maintenance line item, along with the signage. If someone is a good painter and can repair the logo at the front, please volunteer. Contact any Board member please.

Discussion about painting, staining or weather proofing the fence at the front area. The discussion covered that the fence is not cedar and any type of painting, staining or weather proofing will not extend the life of the white pine fence. It would cost a couple thousand dollars and not extend the life of the fence. It was mentioned perhaps having a natural barrier, but then again, we do not have a water source and cannot remove water from the lake, as that water does not belong to Tuscany Park.

Mike mentioned members donating time and their own money, where it should be an HOA expenditure. Rance and Larry provided approximately 2000 screws for the fence, Rance paid for the paint for the front entrance, Larry and Barb donated the flowers for the front entrance, Kevin donated his time and tractor use, Dudley donated his time to repair and paint the front entrance, Joe Carr provided his lawn mower and time to mow the Common Property. Larry Elms' brother even provided his truck and trailer to transport supplies. Lonesome replaced the Photocell Sensor for the outdoor lights at the front gate and continued to donate his time to the website. These members do not want to be reimbursed for their contributions to Tuscany Park. Until the HOA can get the land transferred and start getting dues in the bank, this has been their way of contributing to the community and trying to move forward to repair Common Property issues without having to hire it out. But Mike is right, this cannot continue indefinitely. We must collect dues from all members to help with the upkeep of Tuscany Park, which includes repair, lawn maintenance, electricity, insurance, taxes, etc.

The issue with the dues is that we have not paid any "dues" until this last year, which was only \$120 per lot per year because we did not own the Common Property. Joe Carr has paid all expenses, which is a lot of money each year, since 2006. Tuscany Park expenses cannot be paid at \$120 per year per lot. Looking at the budget line items, it will cost \$250-\$300 per lot per year. If the dues are \$250/year/lot, the HOA will have only about \$1000 in reserve. If the dues are \$300/year/lot, the HOA will have only about \$3000 in reserve. We will need to see what the insurance costs will be, which could increase the dues. There will be an Open Meeting scheduled, hopefully during April to finalize the 2024 budget and determine the annual dues going forward. Payment of dues will be accepted by the HOA Board at this meeting.

ACC Report – none

Turn Lanes – Larry Elms reported Tuscany Park is in the queue for 2027 to receive turn lanes. In the meantime, he is still attempting to get this date revised to earlier than 2027. Larry has been working on this for 3 years! We all want to thank him for his diligence and staying in touch with the Government officials in charge of turn lanes! He is also working to get the speed limit reduced from Walmart to turning into Tuscany Park. If anyone has any law enforcement contacts that can help with reducing the speed limit, please contact them or contact Larry with information. It is such an important endeavor! A round of applause and a special thanks to Larry Elms!!

Website Report – none

Old Business – can we get anyone from The Reserve to help with some upkeep of the entrance or mowing? **Rance Ward, Chuck Riley - Action**

New Business – Rance reported there is a new business on HW 37, next to the house with the turnaround. Right now, there are fresh farm eggs available at \$5 a dozen or \$4 a dozen if you bring an egg carton. The plan is for the building to house other products, but we do not know the timeframe.

Open Forum – Do we need a full membership vote to increase dues? The Board will research. In the spirit of transparency, the Board does want to have an Open Meeting with membership to discuss the need for dues and what is the estimated cost to maintain Tuscany Park and keep our home values up. **HOA Board - Action**

A member discussed the speed limit and speeding cars coming from The Reserve into County Road 2307 and going back into The Reserve. Can we please get something done to slow people down? A member suggested to the homeowner to purchase a “Children at Play” sign and place in yard or even possibly contact the Sheriff’s Office to patrol the area.

It was noted that Lake Brenda has county roads, and their speed limit is 20mph. Larry Elms does have contact with the County. Larry and Rance will see if anything can be done. **Rance Ward, Larry Elms - Action**

A member asked if a waiver could be granted to get a motorized boat into the lake to help clean up the dead floating trees, etc. Mike has a small boat with a motor that he could do this for the lake owners. Chuck mentioned maybe the lake could be lowered so lake owners could work on their docks, etc. **HOA Board - Action**

Adjournment – 8:00PM

Rance Ward, TPHOA President