

Tuscany HOA Board Meeting
June 2, 2025
(On-Site Meeting at 1678 Victoria Way
Jeanne Yazinski's House)

Board Member Attendees:

PRESENT: Jeanne Yazinski (President), Mike Pastor (Secretary), Heather Peery (Community Oversight Chair)

BY-PHONE: Dexter Blois-By Phone (Treasurer), Mary Ann Miller, Tera Pauley.

Board Members Absent: Andy Horne (Vice President).

Resident Attendees: None

Jeanne called the meeting to order at 7:00 PM. This meeting was audio recorded by Mike to aid minutes preparation.

Secretary's Report

Mike sent the **Minutes of the May 5th Board Meeting** via e-mail to the Board Members Monday afternoon 06/02/25. A motion was made by Heather to accept the minutes and seconded by Dexter. The Board approved it unanimously.

Treasurer's Report

We reviewed the Treasurer's report for May 2025

Account Balances, as of 05/31/25	
Checking	\$26,074.00
Savings	\$ 35.00
Fidelity	\$30,802.00 (Money Market)

- 42% of the year has passed and have spent 36% of our budget.
- To date, we've earned over \$300 for interest and late fees.
- Two homeowners have not paid the 2025 dues.
- Mike made a motion to approve the May Treasurer's Reports and Jeanne seconded it. The Board unanimously approved it.

Community Oversight Committee's Report (Heather)

YARD OF THE MONTH (May):

1674 Victoria Way – Tom Fallon & Brenna Barsano.

ARB Requests (Received/Approved):

1623 Walkerton Ct – New Mailbox

CC&R Violations:

1609 High Hampton – Basketball Hoop in Driveway

1551 Victoria Wy – 2nd Notice: Vines on Pool Screen & Roof

County Grant – Heather has no updates.

Dexter has standardized specifications for 15 gallon plants.

Old Business

- **None**

New H.O.A Board Certification Regulations:

- No Update. Andy, Tera & Mary Ann need certification.

New Business

- 1569 Victoria Way. International owners. It was for sale, but it has not sold yet. Jeanne just became aware there are occupants in the house and sent an e-mail to our H.O.A. attorney, he suggested he send a letter to the tenant to vacate the property. Dexter moved to proceed with Paul Hinkley to resolve this issue. Jeanne seconded the motion. It was approved unanimously. Two boats in the driveway will be pursued as an ARB violation after 24 hours from when we became aware. (See update below)

Adjournment—Dexter moved to adjourn; Heather seconded it. We approved unanimously at 7:20 pm.

The next H.O.A. Board Meeting was tentatively to be on Monday, 07/07/25 at 7:00 PM, at 1678 Victoria Way (Jeanne Yazinski's House). If it is not necessary, it will not be held since we normally skip a July meeting.

06-16-25 Update from Jeanne: I have heard from Attorney Paul Hinkley, our HOA lawyer. He received a response from the tenants at 1569 Victoria Way. They sent a letter to him explaining that they are not renting, but they are friends of the family. However, they also stated that they understand HOA policy and have asked for 60 days to find another living arrangement and move out their items. Our CC&R's state "owner occupied only" which means no tenants, paying or not paying rent. Paul suggests we grant them the 60 days to move because if this case went to court, the courts would grant them the time. I said that we will go with his legal advice. He will draft a letter in the next few days to them stating our position. So, it appears that they will be moving out.

The next H.O.A. Board Meeting will be on Monday, 08/04/25 at 7:00 PM, at 1678 Victoria Way (Jeanne Yazinski's House).