

**Toscana Homeowner Association Meeting Minutes
February 23, 2026**

Recall of Rhonda Owens and James Bittner

The meeting was called to who arrived by 5:26 p.m.

1. Robbie and Kelly Womak (2 lot owners present)
2. Frank Ferro
3. Mike and Maegann Ferro
4. James and Mrs. Bittner
5. Steve and Linda Belcher
6. Bernie Turi
7. Kevin and Kathe Neat
8. Melissa Burns from Win Win present but refused to attend the meeting in the capacity of Property Manager.
9. Dawn Hamburger- called in as an outside entity to certify recall due to the resignation of Terry Schrum.

The ballots for recall were tallied by Dawn Hamburger. Sixteen in total equals more than fifty percent of owners. Dawn noted that the ballot signed by Gary Stafford was not dated. Kathe Neat called Mr. Stafford on speaker phone to verify publicly when he had signed the ballot. He stated that he had signed the document on 02/08/2026 and gave Kathe Neat the authority to write in the date on his ballot.

The recall of Rhonda Owens and James Bittner was certified by a vote of the majority of the owners of property in the Association.

Kathe Neat was duly elected President of the Association.

Maegann Ferro was duly elected Vice President of the Association.

Bernie Turi was duly appointed Secretary/Treasurer of the Association.

An open forum ensued to discuss association matters. A motion was made, seconded, and approved to adjourn the meeting.

DRC Meeting Called to Order

This meeting was called directly at the close of the Recall meeting with the same property owners in attendance.

This meeting was scheduled to discuss the Bittner roof application. There was a presentation by Mr. Bittner. The DRC discussed the Association documents which prohibit the standing seam metal roof that Mr. Bittner had applied for. Mr. Bittner stated he believed that his requested choice was permitted, but agreed to seek an alternative roof choice to comply with association requirements. The application for a standing seam metal roof was denied by the DRC. An agreement was made that the Bittners would resubmit an application at a later date with a different roof choice.

At that time, with there being no further business to discuss before the Board or the DRC, a motion was made, seconded, and approved to adjourn the meeting at 6:12 pm.

Signed,



Bernie Turi

Toscana Homeowner Association
Secretary/Treasurer