

## Tuscany at Northshore Homeowners Association

C/o J and M Management  
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### Tuscany at Northshore Country Club HOA Annual Meeting Minutes

**Date & Time: January 28, 2021 @7:00pm**

**Location: Virtual Meeting, via Zoom**

<https://us02web.zoom.us/j/86547228021?pwd=eHRrVWY4bFBRRzhaYzlwM0xud3hxQT09>

Meeting ID: 865 4722 8021

Passcode: 969974

Call to Order- 7:03pm.

Quorum Needed- 26 Lots.

15 present, 12 absentee ballots.

Quorum Present.

Introductions- Jim Edinger & Stacy Legg, J&M Management.

Ronald Moore, Nick Ieronimakis, Jeremy Fleming, Rhonda Salvesen,  
Jim Philp.

- 2020 Financials reviewed
  - 2020 Profit and Loss
    - Discussion was had regarding City of Tacoma Surface Water charges for gated-only areas. Board member explained it was due to private roads and the city billing for the water runoff due to private streets.
  - 2020 Balance sheet
- 2021 Budget
  - General budget
    - Vote taken. Ratified as less than 50% denied.
  - Gated- only budget
    - Vote taken. Ratified as less than 50% denied.
  - 2021 General & Gated-Only Budgets Ratified.
    - Dues statements to be sent out following week by J&M Management.
- 2021 Board of Directors
  - Three vacant positions, and community asked to volunteer.
  - No nominees, Board remains same.
- Community Business
  - Lights 41<sup>st</sup> and Fairwood intersection
    - Board wants to install solar lights at this intersection to prevent crime.
    - Board member offers to purchase the same that are on the gazebos and be reimbursed.
    - Jim Philp motions, Ronald Moore Seconds. Motion passed unanimously from remainder of Board.
  - Cameras in the park

- Board is interested in having cameras in the park for crime prevention.
- Board members will look into, ask for guidance by J&M.
- Architectural Control Committee
  - Need to establish ACC.
  - Board will be ACC for time being, to be further addressed at February Board meeting.
- Open Forum.
  - Request made to have signs installed in park that state there is surveillance.
  - Request made for newsletter (through Vertical Response) to go out to let residents know of park issues.
  - Resident has several concerns regarding community and consistency of maintenance. Asked to contact J&M directly to address.

Next Meetings:      Board- February  
                              Community- end of 2021/beginning of 2022.

Adjourn: 8:32pm.

APPROVED JANUARY 20, 2022- ANNUAL MEMBERS MEETING