

Tuscany at Northshore HOA Board of Directors
MEETING MINUTES
March 25, 2021

Call to Order: 6:30PM

Board: Ronald Moore, Nick Ieronimakis, Rhonda Salvesen, Jeremy Fleming.

Also Present: Stacy Legg, account manager J&M Management

Board Reports:

- President's
- Treasurer's
- Committee's

Financials:

- Profit and Loss to March 25, 2020.
- YTD Balance Sheet

ACC:

- CC&Rs allow for Board to continue being ACC in lieu of formal committee
 - Ronald, Nick and Jeremy currently on ACC, will continue to act.

Old Business:

- Security cameras-
 - Vivint scheduled to install, could not do without WIFI and enclosed area with power.
 - Continue to look into more alternatives.

New Business:

- Status sheet.
- CC&Rs enforcement.

Board Open Forum

Adjourn: 8:47pm

Date Open	Discussion/Action Item	Comments	Responsible Boardmember/Homeowner	Financial Impact, Invoice, Deposits, Payments Needed	Status	Date Item Closed
09/01/20	Sealcoating gated area	BOD APPROVED RAINIER 11/23/2020 FOR SPRING/SUMMER 2021 First bid recv'd 7/30/20 Premier Paving & Sealcoat, \$2,732 (2 locations) and \$21,962.70 (5 locations w/crack sealing singular cracks and applying asphalt emulsion sealcoat in gated community). 4th bid recv'd 9/28/2020 Rainier Asphalt & Concrete. 54,650 sq ft seal coat. \$12601.50 + tax. Second bid recv'd 10/22/20. Scot's Sealcoat. 37,450 sq ft seal \$14,890+tax. Third bid recv'd 10/26/20. Eagle Asphalt. 55,000 sq ft seal coat, 300 linear feet crack fill. 2 asphalt locations replaced. \$12,300 +tax.	J&M - Stacy in contact with vendor	1/2 down deposit to go out end of March	BID APPROVED 11/23/2020 for Rainier. Teantively scheduled late May; Stacy will have set days mid-April for notification to go out.	
09/01/20	Keys to walking gate	Key copies available	Ronald & Jeremy		10/19/20 - copies made and distributed. Copy needed for J&M	
09/01/20	\$86K transfer from Gated to General budget? Need to locate in the minutes.	Ronald has reviewed the minutes from 2014 – current and can't find any proof of this. Will reach out to Bill. If this occurred, can this be reversed? Can a portion of the funds be reallocated back to the Gated Budget due to some expenses that are on the horizon (paving, gate, landscaping). Also informed about lawsuit concerning a pergola/gazebo owned by a resident.			STILL QUESTIONING - Not sure what occurred. Never received a response by any Boardmember.	
09/01/20	Website	J&M creating new website, with basic docs and contact info. What else needs to be provided on website?	J&M- social power account closed		Changed to J&M, was updated this week	
09/01/21	Vertical response	do we want to continue to use this to send out newsletters and such? Or cancel, and have Stacy import emails and send out Bcc when needed. Emails may go to spam, due to mass email	BOD decision		Stacy will be using for newsletter distribution	
09/01/20	Storage facility	There is a rented storage facility that the HOA has had since 2008/2009. The contents of the storage unit needs to be inventoried and reduced. If the Board wants to continue using a storage unit it could be moved to one of the new facilities on 21 st Avenue.	J&M and/or Board need to visit facility and review documents		Ongoing	
09/01/20	Landscaping- sloped areas	Who is responsible for maintenance, paying, and routine upkeep?	Unknown		Hillside landscaper contacted for bid.	
10/01/20	Reserve Study	Reserve study contract with Cedcore	J&M- communcating with Cedcore		in process	
09/01/20	Tree Services Contract	Infinity Tree Service American Tree Service, Chinook Trees	J&M		in process	
2/24/2021	Updated Rules & Regs	There are several different guideline, rules, etc. that are hard to understand and provide to owners.	J&M, then to BOD for review and approval	will be billed outside of contract, but Stacy is willing to limit it to 3 hours as the info is alrady provided it just needs to be more concise. Will cost postage for mailing, as it has to be sent to each owner.		
2/24/2021	Move signs in park	The "private park" signs are not conducive to the entrances. Proposal to order new signs, with rules and hours, and post at 2 park walk way entrances	J&M can go sign drafts and send to BOD for approval	approximately \$100 for the signs (metal signs plus shipping) and \$150 for install (with metal poles)		
2/24/2021	cameras in park	there has been vandalism in park, as well as young people there at night. BOD would like to look into cameras. Hardwiring cameras is more limited, but long term. Cheaper, more immediate option is doing solar cameras, one poles above the park walkway entrances and back corner. Could then be hooked up via to BODs	J&M and BOD	unknown	Vivint contracted, could not install due to lack of WIFI	

3/25/2021	CC&R stance on parking	Parking				
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