

Tuscany at Northshore HOA Board of Directors
MEETING AGENDA
April 22, 2021

Call to Order: 6:34pm.

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

Board Reports: None

Financials:

- Profit and Loss reviewed
- YTD Balance Sheet reviewed
- Accounts receivables update

ACC:

- CC&Rs allow for Board to continue being ACC in lieu of formal committee
 - Ronald, Nick and Jeremy currently on ACC.
 - William Salvesen offers to join.
 - Board unanimously approves.

Old Business:

- Security cameras
 - Email received by Mr. William Ward that security cameras were looked into in the past, and overwhelmingly not wanted by the community.
 - October 2014 minutes state 68 no/ 37 yes for proposed \$10,000-\$15,000 CCTV install.
 - January 2014 annual meeting minutes state Mr. Ward opposed idea of CCTV cameras, and that anything done in the community that costs over \$5,000 should be voted on by community.
 - Board moving forward per Officer Beck's (TPD) suggestion.
 - Vosker V200, Reolink, and Arlo Go Wireless info emailed to Board.
 - Proposed cameras are \$200-\$500/each, with monthly plans approximately \$20/month.
 - Board votes, unanimous approval of Vosker cameras with security features.
 - Wants to go with \$20/month plan.
 - Asks Stacy to move forward with order and look into installation options.
 - One on gazebo facing playground
 - One on far side of playground, raised up to prevent theft.
 - One facing other gazebo, also raised up to prevent theft.

New Business:

- Status sheet
 - Board asks for Stacy to send address to storage unit, will clear out.
 - Review extra landscaping bids
 - BOD approves.
 - For playground improvements, Board would like to see the following:
 - New play chips
 - Roots to be removed

- Equipment fixed
- Borders replaced
- Pressure wash equipment
- Schedule sealcoat
 - Board requests starting on Monday.

Adjourn: 8:52pm

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	J&M - Stacy in contact with vendor	Deposit sent, and received.	Board prefers Monday.	
09/01/20	Keys to walking gate	Key copies available	Ronald & Jeremy has them. Stacy will pick up key from Jeremy 4/27, make copies, using from Home Depot gift cards.	Stacy	10/19/20 - copies made and distributed. Copy to be picked up from Jeremy 4/27	
	\$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.			Stacy looked over all provided minutes (2007-current), no mention of this being approved. Further review of financials, including actions approved for transferring funds, do not have anything to indicate this happened.	4/22/2021 (?)
4/22/2021	Gate remotes	Stacy will drop off gate remotes to Jeremy. Have to be purchased as a box of 5, of which 4 have already been sold. Tuscany billed for the whole box, each owner has it added to their account when they would like to purchase, Jeremy to program and deliver	Jeremy & Stacy	\$25/ea +tax= \$27.50	ongoing	
09/01/20	Website	J&M creating new website, with basic docs and contact info.	J&M		Updating as needed	
09/01/21	Vertical response	Recent notice regarding gate remotes and pedestrain keys sent to only gated owners, Stacy has already received responses indicating it was succesful	BOD to authorize and direct when notices to be sent		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.	Board need to visit facility and review documents	\$67/month.	Needs to have notice of intent to vacate 7 days before month-end. Unit C2139	
09/01/20	Landscaping- sloped areas	Stacy received contact info for Teufel, that has done other similar projects; she reached out via email for more info (4/2/2021).	Stacy and homeowners		Stacy has not rec'd responses from contractors; keeping on status list for the future. Board has asked for more knowledge into goat renting of hillside	
10/01/20	Reserve Study	Reserve study contract with Cedcore	J&M- communicating with Cedcore		Draft submitted	
09/01/20	Tree Services Contract	American Tree Service	J&M	\$5,289.60 for 2 days of full trimming from sidewalks, 2 tree removals	On hold until more vendors available or something needs to be addressed	

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	It can be limited to 2 hours for re-write, additional 1 hour for edits,		
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. Three choices emailed to Board (Vosker V200, Reolink, and Arlo Go Wireless) that work off LTE/4G cellular network.	J&M and BOD	unknown		
3/25/2021	Free Library	Board member's family member would like to install "Free Little Library" on Augusta. Need ACC & BOD approval	BOD & ACC need to approve; Board member to install on their own	None	Approval given for Board member to install on his property	3/25/2021 (via approval)
4/2/2021	Playchips	Request for playchips to be added for safety	Stacy- has requested bids			
3/31/2021	Landscaping improvements bids	Landscaper has provided bids for landscaping improvements	BOD to approve, Stacy to forward			