

TUSCANY HOA MEETING MINUTES

MAY 27, 2021

Via Zoom

6:40 pm

Members Present:

Ron Moore, President

Rhonda Salvesen, Interim Secretary

Nick Ieronimakis, Member at Large

Jeremy Fleming, Member at Large

Report of the Board:

Mailboxes- if a homeowner loses their key, they are to notify the HOA immediately. To be added in the newsletter

Financials:

There are 57 homeowners that have not paid their dues

Profit and Loss (see May financial statement)

The General Fund is close to 100% funded

Lot 163 discussion

\$93,983.04 (see May financial statement)

Reserve funds: Insurance, Income tax, Storage, Property taxes, Electric and Gate, surface water, water (total utilities \$2,605.03)

Expenses: \$32,727

Income: \$61,252.64

Gated area – Private road – approximately \$987.41 set fee

Surface water – set fee

Status List:

Security Cameras –

- Security cameras will have to be hooked up to the internet/cellphone
- Rethinking the Neo Link –
Arlo fee is \$10 per month
Vosker is \$20 per month - Board agree to the Vosker plan. Vosker 200 will be installed
Board agreed that two additional cameras are needed around the park
Security signs will be ordered
Ron will speak to TPD in regards to patrolling the park and surrounding areas

Board Open Forum

Bill Salvesen is the new member of the ACC – Board approved

Continued discussion regarding scheduling sealcoat for the gated community

Discussed keys to the gate – each homeowner in the gated community will be charged \$5 per key

Discussion regarding overgrowth on the Slope. Stacy to look into goats for the Slope

Tree trimming – revisit discussion in the Fall of 2021

Discussion regarding Landscaping Bids

Meeting adjourned – 8:52 p.m

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.	June 7th-8th	
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.	4/27/2021
	\$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 (?)
	Residents tamper with gate to have it left open	Robblees can install pad locks and the operator cover Jeremy has for \$390		\$390+tax.		
5/27/2021	Service contract for gates not currently covered	The operators replaced last year have a maintenance contract plan sewt up, for two visits each year. The other two gates do not.	Stacy	Stacy has requested bid for contracts as well as operator replacement, so we can be aware of cost		
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	Ongoing info can be sent via vertical response	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	Scotch broom is considered an invasive plant and should be removed. Association can enter onto the slope and perform maintenance with the intent to protect the view from nearby homes	Stacy, Ronald& and homeowners	\$2,700-\$3,000 for cutting of scotch broom at base, herbicide to stump. Looking into cost of goats	Looking into cost of goats	
10/01/20	Reserve Study	Reserve study contract with Cedcore	J&M- communcating with Cedcore		Board	2021 Reserve studyt completed 4/5/2021
09/01/20	Tree Services Contract	Thundering Oaks site visit- June 7. American Tree Service	J&M	\$5,289.60 for 2 days of full trimming from sidewalks, 2 tree removals	Thundering Oaks site visit 6/7/2021	
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 hours for mailing= \$700	Board has example	
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)	Ready for install once locations determined	

Date Open	Discussion/Action Item	Comments	Responsible Boardmember/Homeowner	Financial Impact, Invoice, Deposits, Payments Needed	Status	Date Item Closed
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. Board approved Vosker V200	J&M and BOD	approx \$400/each, \$18/monthly contract for each	One camera up, need locations of 2 more	
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 & park improvements	Request for playchips to be added for safety, new borders, replace broken toys	Stacy- working on bids			
	Communicating with homeowners on Lot maintenance expectations	Stacy has received complaints about inspections not being fair, or lacking proof. Idea would be to send out mailer, with contact info, emails updated, community plans	Stacy & Board	Done with updated rules & regs= \$700. On own= \$350		
	2020 Audit	Bids from JH Vandal and Newman forwarded to BOD	Stacy, once BOD approves	Vandal- \$2,075. Newman- \$2,350.	BOD sent bids 5/7/2021	
	Light on 44th out	Blaze Electrical asked to trouble shoot, see if under warranty	Stacy	1st visit- bad photo cell. 2nd visit- blown fuse= \$639.16 total	Invoice presented to BOD 5/27/2021	