

Tuscany at Northshore HOA Board of Directors
MEETING MINUTES
June 24, 2021

Call to Order: 6:33PM

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

Board Reports:

- President's
 - Ronald would like to see newsletter to go out with 4th of July info:
 - Leave hose out if you will be gone
 - Water hillsides to prevent fires
 - If you light off fireworks, pick them up
- Treasurer's
- Committee's

Financials:

- Profit and Loss reviewed
- YTD Balance Sheet
- Accounts receivables update
 - Late fees & finance charges to be assessed and certified mailers to go out to tell those behind what lien costs are and to contact Stacy to make payment arrangements.

Status List Review

- Two houses in foreclosure, need to have lawns maintained and made to not look like they are vacant and to prevent fire.
 - One house has basketball hoop on ROW
 - Board unanimously approves hiring landscaper to take care of front yards of both houses.
 - Will be added to their account, bank's will have to pay as it is maintenance of what they own.
 - Board wants to be frugal, and not spend too much without bank's approval to pay. Due to risk of fire and break-ins, ok to move forward ASAP.
- Playground improvements
 - Request info to be re-sent

Board Open Forum

Next Meeting: August 2021

Adjourn: 8:51pm.

Date Open	Discussion/Action Item	Comments	Responsible Boardmember/Homeowner	Financial Impact, Invoice, Deposits, Payments Needed	Status	Date Item Closed
	\$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.	Install scheduled for 6/25/2021	
5/27/2021	Service contract for gates not currently covered	The operators replaced last year have a maintenance contract plan set 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	Robblee's finishing up bids	
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	
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; email follow up for bid sent 6/22	
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	Camera 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	two new locations determined	6/7/2021
4/2/2021	Playchips & park improvements	Request for playchips to be added for safety, new borders, replace broken toys	Bids received from Great NW and NW Playground			
	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 to do newsletter, including fire hazard info, lot expectations, cedar shake concerns	Newsletter= \$0 (if done with Vertical Response). Done with updated rules & regs= \$700. On own= \$350		

	2020 Audit	Bids from JH Vandal and Newman forwarded to BOD	Stacy	Vandal- \$2,075. Newman- \$2,350.	BOD approved Vandal 5/27; Stacy workign on getting docs to them	
6/24/2021	Asphalt failing in gated ares	Ronald & Stacy walked gated area w/ Brian w/ Rainier, identified areas needing asphalt patching and crack sealing. Rainier verbally agreed to have crack sealing included no cost if they get bid for patching	Stacy & BOD			
3/31/2021	Landscaping improvements bids	Landscaper has provided bids for landscaping improvements	BOD to approve, Stacy to forward		BOD approved blackberry cutback, timer (with research for cheaper option)	5/27/2021