

**Tuscany at Northshore HOA Board of Directors**  
**MEETING MINUTES**  
**August 26, 2021**

Call to Order: 6:33PM

Board: Ronald Moore, Nick Ieronimakis, Jeremy Fleming.

Board Reports:

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

Financials:

- Profit and Loss
  - Abandoned property maintenance on P&L, need to have another service, making sure to get backyard too due to threat of fire.
    - Move bball hoop to backyard
    - One house has broken windows and looks like there might be trespassers.
    - Assessing fines and adding the costs is a continuing lien on the property, without the extra costs on filing the lien that most likely would not be paid.
- YTD Balance Sheet
- Accounts receivables update
  - 30-day pay or lien notices to go out beginning of Sept.
  - Two homes in foreclosure, looking into if we can file liens and be reimbursed for filing fees.

Status List Review

- Board would like to see if NW Playground can replace broken toys, since they did big toy install
- Board asks Stacy to send email through Vertical Response regarding coyotes in backyards.

Board Open Forum

- Some gouges in grass near gazebos, ask landscaper to fill them in.
- Ronald has Facebook site, and will post the CC&Rs, guidelines, and Bylaws.

Next Meeting: September 23, 2021

Adjourn: 9:00pm.

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 auto gate to have it left open	Robblees can install pad locks and the operator cover Jeremy has for \$390		\$390+tax.		Needs to find out who has keys	
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			As of 8/26/2021, website acct suspended, due to Social Power changing admin, email, & password. J&M has someone able to look into website	
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 <sup>st</sup> 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-2022 possibility?	
09/01/20	Tree Services Contract		J&M	\$5,289.60 for 2 days of full trimming from sidewalks, 2 tree removals		No arborist has submitted bid for maintenance	
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		Stacy to draft example, send to Board for potential Sept/Oct Board meeting & annual meeting announcement meeting	
8/26/2021	resolution needed	Minutes from 8/27/2020 indicate Bylaws were amended by resolution, yet no resolutions on file	Board & Stacy need to write resolution	Approx \$150, as it needs to be written by operations		Board at least 3 no more than 7	
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	\$12,000-\$20,000 estimate, depending on quantity of toys replaced		Table for decision 2022; hopeful for fall/winter sale	
	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			
8/26/2021	Minutes needed	There has not been minutes approved for meetings; need a secretary to be responsible for them	Board			Rhonda to send them to BOD and account manager	

8/23/2021	Complaints regarding work vans parked on street	owner has been contacted regarding CC&Rs violation of having his employees work vans parking on the street everyday. He is asking for proof and states he was told it was ok before purchasing house	Stacy & Board		Stacy to reach out to Owner, lettign him know that it is neighbors complaining, Article XII, Section 2 Reasonmable Use Restrictions (not residential, detracts).	
	2020 Audit	Bids from JH Vandal and Newman forwarded to BOD	Stacy	<b>Vandal- \$2,075. Newman- \$2,350.</b>	BOD approved Vandal 5/27; in process	
	Pedestrian locks, with auto-close and keypad locking option				Stacy has one bid, Presicion Elite Railing, to go with Robblee's bid already provided (verify still valid).	
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		Two other companies have been contacted for site visit, this is busiest time of year for them. Also have them look at concrete sidewalk trip hazard in park	