

Tuscany at Northshore HOA Board of Directors
MEETING MINUTES
October 28, 2021

Call to Order: 6:34pm

Board: Ronald Moore, Nick Ieronimakis, Jeremy Fleming, Mike Axworthy, Rebecca [REDACTED]
Stacy Legg, account manager, J&M Management

Board Reports:

- President's
 - Ronald asks Stacy to send out an email to the community reminding everyone to rake up their leaves and get rid of them instead of letting them go into the drains.
 - Include concern regarding car prowling & pumpkin smashing and if any Owners have ideas as to how to address the issues.
- Treasurer's
- Committee's

Financials:

- Profit and Loss
 - Mike points out formulas on excel doc don't appear correct; Stacy will look into issue.
 - Electric is higher than expected. Possibility of needing to disconnect old gazebo lights.
 - Rebecca asks why we pay Federal Income Tax if we are non-profit. Stacy will look into history of payments and ask auditor.
- YTD Balance Sheet
 - Rebecca & Mike requesting reserve study to be sent to them.
- Accounts receivables update
 - Two homes in foreclosure.

Status List Review

- Gate maintenance contract- Board asks Stacy to confirm dates of service and inspections
 - Board would also like to know what is a service call versus a maintenance call.
 - Bid presented for all three gates to be inspected semi-annually. Unanimous approval.
- Bids presented to BOD for tree trimming and removal.
 - Unanimous approval to go forward with Family Tree Care.
- Board asks Stacy to include in the next newsletter request for Owners to trim branches from walkways.
 - Rebecca remembers seeing guideline for 6'6". Stacy to confirm and include in newsletter stated height.
- Playground improvements-
 - Board would like to see bids for new borders, play chips, and replacing springs on see-saw.
- Board reviews draft of gate open request Stacy sent, would like for the following to be added:
 - Identify remodeling, garage sales, and open houses are acceptable reasons to request the gate to be open.
 - Board asks Stacy to email all gated Lots the following:

- Do not tamper with the gate
- Must give two business days' notice to have gate opened.
- If someone is seen tampering with gate, there will be a service charge added to their account so the gate company can inspect it, and any repairs needed will be their cost +20%.

Halloween- Board would like to have gates left open for trick-or-treaters. Ronald and Jeremy will arrange.

Next Meeting: December 21, 2021.
Adjourned.

In review of August 27, 2020 minutes, there was an error identified under New Business.

The minutes state: The Board discussed and approved a resolution to modify Tuscany HOA's by-law Article 4, Section 1 to reads as follows: *The affairs of this Association shall be managed by a Board of at least five (5) but no more than seven (7) directors, who need not be Members of the Association.*

The Board approves amending the minutes of the August 27, 2020 Board meeting minutes to state:

The Board discussed a resolution to amend the Tuscany at Northshore Country Club HOAs by-laws.

As approved by the Board of Directors: RESOLVED, Article 4, Section 1 to reads as follows: *The affairs of this Association shall be managed by a Board of at least five (5) but no more than seven (7) directors, who need not be Members of the Association.*

Date Open	Discussion/Action Item	Comments	Responsible Boardmember/Homeowner	Financial Impact, Invoice, Deposits, Payments Needed	Status	Date Item Closed
9/10/2021	Residents placed cones in middle of street to force gate to stay open for garage sale	Robblees has stated if there was an issue, it would have happened with a burnt circuit Board.		1) do not tamper with any gate. 2) give two business days notice with dates and times. 3) if seen tampering there will be a gate service call added to the account and you are responsible for any repairs needed	Stacy has drafts	
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	\$1,600 annually for all 3 gates	Revisit October/November	
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. Social Power did not transfer site correctly, so basic site is up	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	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. Goats may be option, but concern over how to contain and prevent them from eating too much	Stacy, Ronald & and homeowners	\$2,700-\$3,000 for cutting of scotch broom at base, herbicide to stump.		
10/15/21	Trees blocking views, Lot 51	In 2017 Article IX, Section 5 (3 rd paragraph) was used to have HOA pay for the cutting/trimming of trees on private property because they blocked the view of another homeowner.				
09/01/20	Tree Services Contract	Family Tree- visited 9/14/2021; suggests taking out dead/dying trees now to prevent damage to surrounding properties this fall/winter. Thundering Oaks site visit- June 7; did not provide bid. American Tree Service- not arborist, but recommends two trees to be removed and 2 days of trimming	J&M	American Tree Service- \$5,289.60 for 2 days of full trimming from sidewalks, 2 tree removals. Family Tree Care- 4 different bids: (1) Needed Now- tree removals, limb up along sidewalk, stump grinding- \$6,893.75 (2) tree trimming in park & along Fairwood- \$4,632.60 (3) tree trimming along Browns Point \$4,246.55 (4) tree trimming in gated area \$2,978.10	BOD approve Family Tree bid, for work needing to be done now. Sent approved bid 11/4/2021	
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= approx \$700	Board has example	
10/15/2021	Free Library (park)	Owner wants to put in free little library in park. Has suggested moving one in gated area to park, in the line of sight of the cameras	BOD	None	Hold due to vandalism	
3/25/2021	Free Library (gated area)	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)
9/19/2021	Swing set need repairs	Some of the swing chaing broke off. Need to replace hangers	Stacy, Board	New swing set- \$11k +/- . Board looking into replacing connecting hangers instead, as metal frame in good shape.	Nick replaced connectors- \$83.78 oop (used gift cards for remainder). Stacy requested check reimburse 10/25/2021 to Nick.	

4/2/2021	New playchips and playground	Request for playchips to be added for safety and borders replaced with plastic ones. Front bumper off of fire truck.	Board and Stacy		Playchips & borders bids with Board for review from Great Western and NW Playground. Bids for new playground rec'd from NW Playground. Great Western in process. Need to establish desired pieces.	
ongoing	Dumpster & porta potty for construction	Lot 3823 Fairwood has had dumpster & porta potty for over a month for repairs due to a burst pipe. Need to set limit on how long things can be at the house			Dumpster gone, portapotty still there. Stacy has emailed twice, no response. Ltr out 9/21/2021. Send another ltr 9/27, with email, regarding what is status.	
2/24/2021	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	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	
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 has not received complaints recently	10/28/2021
5/27/2021	2020 Audit	Bids from JH Vandal and Newman forwarded to BOD	Stacy		Vandal- \$2,075	Draft should be done soon.
6/24/2021	Asphalt failing in gated areas- asking for work to be completed	BOD asked Stacy to look into going after bond to get work completed by Rainier.	Stacy & BOD		Stacy emailed Rainier 10/21/2021, asking for areas to be properly filled per the quote.	