

Tuscany at Northshore Country Club HOA Annual Meeting

Date & Time: January 20, 2022 @6:30pm

Location: Virtual Meeting, via Zoom

Call to Order: 6:36pm

Quorum Needed: 25 Lots

19 Present (including management)

Ballots to be counted

Questions:

Bill Ward: Confirming quorum, 19 present - but additional ballots have been received to make quorum.

Bill & Rhonda asked about voting, Stacy Legg (J&M) explained that votes are by house, so if a family or business owned multiple homes they would have that number of votes.

5 mail in ballots

AGENDA:

- 2021 Annual Meeting Minutes Review
 - **Nick moved to approve 2021 Meeting Minutes - Jeremy & Ronald approved**
- 2021 Financials
 - 2021 Profit and Loss review
 - 2021 Profit and Loss Gated review
 - 2020 Balance sheet review
 - 2021 Balance sheet Gated review
 - Questions:
 - *Bill Ward: Discuss negative and where it is coming from and why dues aren't going up. - From park improvements and bark, leveraging reserve account.*
 - *Bill Ward - Providing balance sheet -*
- State of the Community Update from Board President
 - Contractor Updates:**
 - Very pleased with J&M Management*
 - Very pleased with Omni Landscaping*
 - Still needs work:** *Finding tree arborist contractor*
 - Short term contract:** *17 dead or hazardous trees being removed / replaced*
 - Park Improvements:** *Board is working hard on park improvements, still in-work. Looking for sub-committee for park-improvement group. Some design, type of park improvements want in place.*
 - Ronald's additional role:** *Was asked to join the NE Tacoma Neighborhood Council, accepted. Starting Jan/Feb this year. Looking to host event that foster family, City has agreed that an event needs to take place. Tacoma Summer Bash - event will be funded by NE Tacoma Neighborhood Council and City of Tacoma. Car Show at Northpoint in planning for August - Tentatively.*
 - Future Agenda Item:** *Want to discuss with Board about planning for snow removal for 2022 and future.*
 - Fixing/Repairing asphalt in gated area.** *Previous work wasn't properly seal coated, working towards conclusion.*
 - Security Discussion:** *Incorporating entire neighborhood as gated area.*
 - Report all crimes to the police** - *Mayor / City Council will be more inclined to hire more police for NE Tacoma.*
 - Don't block sidewalks** - *keep sidewalks clear - don't block with cars. Make sure to park cars in appropriate flow of traffic.*
 - Pickup after pets, keep them on leash.**
 - Construction on your homes** - *Please do not allow company to situate port-a-potties on right-of-way*

2022 Budgets

- General budget review
 - Vote to ratify
- Gated-only budget review
 - Vote to ratify
- 2022 Board of Directors
 - One seat open for election
 - *Nick moved to keep Mike on board – Approved*
- Open Forum.
 - Ilya Koz - *Wanted to also make sure to bring up repairing pedestrian entrances on 44th street entrance*
 - *Gated pedestrian doors need repair - one needs to be lifted just right to get key mechanism*
 - Chun Yu wished to address meeting
 - Snow is not affected - sees gated community
 - Need plan & strategy
 - Suggestions? How we can help gated community
 - *Was this discussed in June/July - Stacy (J&M) - one company with an Auto-Deploy that was extremely expensive*
 - *Plowing into city streets can cause a problem*
 - Security camera & park improvements
 - *What was justification? Are we getting our value out?*
 - *With park improvement, more traffic, with*
 - *Look into state law about privacy issue*
 - *Because it is a private park, it is legal to have cameras monitoring*
 - *Board members have access*
 - *Discussed gating park, but downfall - dogs off leash - would be more difficult to access*
 - *TPD recommended cameras - since cameras installed no additional incidents*
 - *Park Improvement: was discussed in past - more traffic in/outside community - more traffic is more maintenance - Want to see it be more playful for younger community*
 - *6 years ago - board did work through this - wanted it geared towards teenagers / basketball courts*
 - Architectural Committee Interest:
 - *How many on board? 5*
 - *Lorena Lievanos is interested in joining committee*
 - *Adam Rosencrantz is interested in joining committee*
 - *Regarding violation letters- Chun Yu suggesting two-day notification response period is very short, would encourage response and change - 2 weeks could be reasonable.*
 - *Board adds that the response time is so things are taken care of timely. Two weeks may be acceptable in some cases, but not all. Account manager adds the intent is to open communication, and encourage people to not ignore the letters.*

Move to adjourn the meeting - 8:13pm

Upcoming Meetings: Board Meetings- 4th Thursday of each month
APPROVED AT February 24, 2022 Board Meeting.