

Tuscany at Northshore HOA Board Meeting
March 24, 2022 @ 6:30pm.
Location: Virtual, via Zoom

Call to Order: 6:33pm

Board: [Ronald Moore](#), [Nick Ieronimakis](#), [Jeremy Fleming](#), [Mike Axworthy](#), [Rebecca \[REDACTED\]](#)

Attendees: [Rick Brown](#), [Shana Osmer](#), [Tyler 7.0 2019](#), [Cho](#)

Meeting Minutes Review

- Board Meeting 2/24/2022
 - [Approved](#)
 - [Stacy to post to HOA website and remove last names from minutes](#)

Board Reports:

- [President's](#)
 - [Eager to see what Park Improvement Committee](#)
 - [Intersection, City is responsible for changes](#)
- [Treasurer's](#)
 - [January Pay's Packet sent to Rebecca, typically arrives middle of month](#)
 - [Working on receiving monthly Bank Account statements, updating authorized access](#)
 - [Needs to be documented in Minutes & Approved - Will then be sent to the bank](#)
 - [Rebecca \[REDACTED\] is requesting ~~Signature Authority~~. \(strike from minutes per 4/28/2022 meeting, while in process\).](#)
 - [Minutes will require signatures](#)
 - [Motion approved unanimously](#)
 - [Still working on lining up J&M meeting to discuss processes and procedures](#)
- [Committee's](#)
 - [Park improvement committee emailed, requesting input.](#)
 - [Mike to send out Park Improvement Committee Zoom Meeting invite](#)

Financials:

- [Profit and Loss review through 2/28/2022](#)
 - [Broken out between Gated & Non-Gated](#)
 - [Profit & Loss](#)
 - [Five active payment plans that will be paid off by end of year](#)
 - [Water Credit due to double payment](#)
 - [Utilities - Power: Stacy to update to \\$1,273.49 - \\$1,273.89](#)
- [YTD Balance Sheet](#)
 - [Rebecca requesting Stacy to investigate by-laws on co-mingling accounts for Gated & Non-Gated accounts.](#)
- [Accounts receivables update](#)
 - [Board received full list of Lots unpaid.](#)
 - [Statements need to be sent by Jan 15 - paid by Feb 1](#)
 - [Due in full by Feb 1st](#)
 - [Always give 2 weeks for processing](#)

- Vertical Response - Need to pay by 3/31st - If not paid or contact has been made to Stacy there will be a 12% interest charge
- ~~Finance charges can be assessed and statements mailed out with Board approval.~~

Status List Review

- Line Item 9: Stacy to resend drafted gate letter - Approval to be made via email
- Line Item 13: Mike has access to website
- Line Item 19: CC&Rs state Owners responsible for invasive weeds -
- Line Item 20: Stacy has forwarded landscaper to Owners
- Line Item 24: Stacy to review on Monday
 - Stacy has reached out to landscaper to do tree installs
- Line Item 32: Discussion - How much is budgeted for the park repairs? Does the Reserve Study cover these types of improvements? Park Equipment that has aged out, this would be acceptable to replace with modern items, it could come out of the Reserve. Suggestion to have designer or company to design park layout. Ronald to reach out to Metro Parks for intern or designer contacts.
 - Committee to put together idea / design and present to HOA Board
 - Put together proposal - 3 levels of "wants" - replacement / build out long term roadmap
 - Fixing existing problems - doesn't have to be "like for like"
 - Future park visions
- Line Item 38: Motion to approve 2020 Audit - unanimously approved
- Line Item 40: Stacy to get additional bids for steel pipe w/ concrete, thicker gauge pipe options

Board Open Forum

- Rebecca: Reserve Study - push back on accuracy of costs to replace items and vendor that put this report together for next year

Next Meeting: April 28, 2022

Adjourn: 8:55pm

APPROVED UNANIMOUSLY WITH STRIKE AT 4/28/2022 MEETING.