

Tuscany at Northshore HOA Board of Directors
MEETING AGENDA
April 28, 2022

Call to Order: 6:33pm

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

Guest: Robert Arsenault

Meeting Minutes Review

- Board Meeting Minutes 3/24/2022
 - *Signature Authority is still being examined*
 - *Continuing to discuss adding Rebecca to the account to be a bank account, looking for clarification from J&M, Nick suggesting having second signature as a control mechanism*
 - *Example: Dual signatures for two board members to write a check*
 - *Look into options on form to not write checks/money wires, but to give access to statements*
 - *Jeremy makes motion to approve minutes, Rebecca seconds - board approved minutes with amended sentence (strike out) while Signature Authority is still being reviewed*

Board Reports:

- *President's - Ronald is absent - Nick as Vice President: Discussed issues with speeding in the neighborhood.*
- *Treasurer's - Rebecca - Reviewed CCR's around using General Fund for helping pay for Gated Community expenses. Concern around tracking how items are being tracked and paid for with co-mingled/gated community specific items within joint account but being paid separately. Discussed how these costs are tracked, reviewed at the end of the year. Suggesting further discussion and review of how these accounts are managed. Main question is it sufficient with one account via PL to track between General/Gated, is it very clear in the CCRs or by-laws?*
- **Committee's**
 - *Park improvement committee requesting more direction*
 - *Discuss look into companies, getting quotes, finding designers, vet out logistics*
 - *Stacy to provide Committee email addresses to Mike to coordinate first meeting*

Financials:

- Profit and Loss review through March 31, 2022
 - *Getting check register/vendor list*
 - *List of Expenses*
 - *Suggestion for P&L to show in (parenthesis) in a line item*
 - *e.g. (Omni – Landscaping)*
- YTD Balance Sheet

- *Prepaid Income Tax - Previous Management company had sent in Prepaid Income Tax that wasn't needed, so Tuscany will continue to see a credit going forward.*
- Accounts receivables update
 - *\$18,000+ outstanding. (As of 4/28/2022 ~\$15,000)*
 - *~\$5,000 on three homes in foreclosure or lien on home*
 - *Statements sent out beginning of April*
 - *Invoices sent in January due February*
 - *April charges added*
 - *May & June statements with fees sent*
 - *Suggestion: 30-day pay or lien notice included in May's statement*

Status List Review

- *Board to review letter - sent with 4/28 meeting link attachments*
- *Stacy to include in Vertical Response that Board supports Goats to maintain hillside properties if homeowner wants to go that route. Homeowner still responsible for hillside integrity.*
- *Reminder for Board to work through Rules & Regs, requesting J&M rough bid*
- *Free library item closed, to be added as part of Park Improvement Committee discussion*
- ***Approving Omni Estimate to repair Entrance #2 drainage***
- *Requesting confirmation that we do not need extension for Tax Return while undergoing Audit*
- *Quiet Hours - 7am-10pm (City of Tacoma's hours)*

Board Open Forum

Next Meeting: May 26, 2022 Adjourn: 8:45pm

APPROVED 5/26/2022 BOARD MEETING