

Tuscany at Northshore HOA Board of Directors

MEETING MINUTES

May 26, 2022

Call to Order: 6:32PM

Board: Ronald Moore, Nick Ieronimakis, Jeremy Fleming, Mike Axworthy, Rebecca [REDACTED]

Meeting Minutes Review

- Board Meeting 4/28/2022
 - *Unanimous approval.*

Board Reports:

- President's- *speeding continues to be an issue.*
 - *Next newsletter needs to address issue, reminding residents of speed limit and that they are responsible for guest's behavior.*
- Treasurer's
 - Gated v. non-gated accounts
 - *Continued conversation about setting up second account for gated*
 - ***Motion made by Rebecca to move forward with going back to January 2021 to separate expenses between Gated and General Expenses and preparing for four separate accounts.***
 - ***Board to give final approval prior to any transfer to accounts.***
 - ***Seconded by Ron. Unanimous approval by Board***
 - Insurance to be updated to separate gated-only (has always been combined).
- Committee reports
 - *No updates this week, Mike working to scheduling time once committee members are all available to meet.*
 - *Stacy has someone coming to do a safety inspection - what needs to be replaced within the next year.*
 - *Certified Playground Inspector Lindsey - Not an official report*
 - *Nick suggesting HOA Board to move forward to do minimum to fix and replace fire engine / chips / border while Park Committee works on the long term vision - Stacy recommends to get updated bids to get chips / border / remove roots, pull-up bars, and fire engine & see-saw - fix safety issues.*
 - *Nick to make motion to have Stacy move forward with updated bids*
 - *Question: Ensure ADA compliance*

Financials:

- Profit and Loss review through April 30, 2022
 - *Question: Small difference between two P&L that have been sent - will be updated to remove fine from Gated.*
- YTD Balance Sheet
 - *Question: Negative Retained earnings: Stacy to investigate*
- Accounts receivables update
 - *Stacy sent letters to all Owners not on current payment plan*
 - *30 day pay or lien notices next, with a \$50 J&M collection fee that homeowner pays.*

- *Would be only those who haven't responded.*
- *Stacy has reached out to everyone using email.*
- *Certified mail will require them to sign for it. Lien letter is different than last years as new RCWs require HOA to tell residents of different options.*

Safety

- Homeowner emailed with suggestion from NE Tacoma/Browns Point community meeting that having an occasional security patrol.
 - *Suggestion: Bringing community together to encourage meeting neighbors*
 - *Bids to be requested for security patrol. Board to review before any commitment.*
- Camera replacement- rough estimate of \$3,000 for new metal pole installation:
 - 12' steel pole, powder coated black +shipping= \$1,000
 - Equipment rental (post hole digger, cement mixer) = \$1,100
 - Labor 10 hours at \$90/hour= \$900.
 - *Board to review location to put camera before committing to installation.*
 - *Board requests Stacy to look into bid for wood post with sleeve around and then filled with concrete.*

Status List Review

- *Tree removal completed - Waiting on bids to replace trees*
- *Board unanimously approves mailing of notice for gate open requests to gated area residents.*
- *Rules & Regs - J&M to write up statement of work*
- *Audit - move forward with Newman*
- *Stacy shared bids for Asphalt*
- *Email community asking if anyone is an Asphalt Engineer - or has access to - Street/Road Maintenance - by volunteer request*

Board Open Forum

- *Stacy to review branches over sidewalks when she visits next week*
- *Board to review sidewalk repair*
 - *Add to newsletter to encourage neighbors to use Tacoma311 to report tripping hazards to help prioritize Tuscany sidewalks*

Next Meeting: June 23, 2022

Adjourn: 8:03pm.

Approved via email 6/17/2022- Rebecca [REDACTED]

Approved at Board meeting 6/30/2022- Ronald Moore, Nick Ieronimakis, Jeremy Fleming.