

Tuscany at Northshore HOA Board of Directors
MEETING MINUTES
September 20, 2022

Call to Order: **6:34pm**

Board: Ronald Moore, Nick Ieronimakis, Jeremy Fleming, Mike Axworthy, Rebecca (absent).

Community: Wes Lewis

Meeting Minutes Review

- Board Meeting 8-25-2022
 - **Minutes approved by Nick & Jeremy**

Board Reports:

- President's - Ronald is absent for President report (**arrived at 7:10pm**)
- Treasurer's - Rebecca is absent
- Committee's - Cascade Recreation is going to do an onsite visit in late October
 - Omni willing to remove park debris: \$2,500 plus disposal for borders / roots / poles

Financials:

- Profit and Loss review through August 31, 2022
 - Not many changes since last review
 - No significant payments
 - Foreclosure was sold end of August, don't have any sort of "proceeds" yet
 - Purchased by third-party
 - Need to make sure they understand they're in an HOA - look to be starting roofing project
 - Nick to drop off letter to house to try and make contact with new owners
 - Certified Mailing Pay or Lien letters going out tomorrow, Stacy reached out to all 3 one last time
 - Security Camera & Subscription increase, subscription for two cameras was \$576 plus Omni \$133. Will need to budget for appropriately next year.
 - Stacy to push on Gate Remote renewals
- YTD Balance Sheet
 - Consent of Action needed to separate out to 4 accounts
 - In approved minutes: if there needs to be two checking/two reserved accounts
 - What money is going into what accounts
 - Stacy to send out so all board members have an opportunity to review, board to review and ask questions
 - Stacy to send breakdown where money would go
- Accounts receivables update
 - 30-day pay or lien notices went out.

Safety

- Flag pole for camera

- Board has bid for flag pole from local place, can ask Omni to install (approx. \$700).
 - Tabling this item to review annual meeting

Status List Review

- Stacy to start sending out vertical response mon/tue before board meetings
- Tree Removal discussion, plan to send notices - 30 days to get trees cleaned up, HOA will accessing property w/ 48hours notice and costs will be going onto their HOA Account
- Robblee's to bid for keypad/spring loaded closing mechanism for pedestrian gates

Board Open Forum

Next Meeting: October 27, 2022

Adjourn: **8:05pm**

APPROVED AT 10/27/2022 BOARD OF DIRECTORS MEETING