

Tuscany at Northshore HOA Board of Directors
MEETING MINUTES
October 27, 2022

Call to Order: 6:35pm

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

Meeting Minutes 9/22/2022 Reviewed

- Motion made by Jeremy to approve, Ronald 2nd, Nick's approval makes it unanimous for those in attendance.

Board Reports:

- President's
 - Board President has heard that private landscape companies are blowing leaves into neighbors' yards, asks for note to be sent to have Owners remind landscapers that they hire to be respectful of neighbor's properties.
- Treasurer's
 - Treasurer confirmed they are receiving bank statements directly from bank.
 - Treasurer still would like to see how tracking is done for gated versus non-gated accounts.
 - Request to see how old treasurers tracked.
 - Treasurer requests for Stacy to send breakdown of expenses and incomes into gated & non gated 1/1/2021 to 10/31/2022.
- Committee's
 - Question raised regarding house recently painted on 42nd.
 - Confirmed the current color was approved, although it appears brighter due to lack of trees and bright sunlight directly hitting house.
 - Color 1st painted was NOT approved, and Owner did have to re-paint.

Financials:

- Treasurer reviewed Profit and Loss review through September 30, 2022
- 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

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

Opening gates for Halloween requested

- Owners have asked if gates will be open.
- Board agrees to opening pedestrian only gates on Halloween 5pm- 7pm.

Landscaping improvement bids

- Board unanimously approves irrigation invoices

Insurance renewal

- Board requests insurance renewal documents to revisit what the changes would be

Revising guidelines

- Sent example 8/25
- Board requests re-send by end of November

Doggy bag stations free from Tacoma

- Board member not in attendance brought this idea forward; Board agrees to wait until they are present at next meeting to discuss more.

Status List Review

- Stacy to start sending out vertical response Monday/Tuesday before board meetings
- Owner letter regarding tree topping decision being Owner's costs.
- Robblee's bid for pedestrian gate improvements

Board Open Forum

- Board would like to see fall newsletter with the following:
 - Trim branches up so sidewalks are clear for 6'6" pedestrian
 - Rake & pick up leaves, clear them from storm drains, clean out gutters in front of houses
 - Slow down & watch for pedestrians
 - Don't blow debris into roads, parks, neighbor's properties

Adjourn: 9:06pm.

Next Meeting: Dec 22, 2022 (Nov skipped due to Thanksgiving)

APPROVED 12/22/2022 BOARD MEETING.