

Tuscany at Northshore HOA Board of Directors
MEETING AGENDA
December 22, 2022

Call to Order: 6:32pm by Nick (Acting President)

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

Per Board request, Kirsten with J&M in attendance to discuss J&M Contract renewal. Concerns by Board related to increase percentage and timeline of presenting to Board. Kirsten clarifies increase due to inflation/retention, natural progression, otherwise inflation contract rate would go through 2023, cost of doing business has gone up and we've been locked in since 2020. Reasons for cost increases Stamps and Office Supplies, cost of doing business, can't speak to other communities – manage several hundred – close to or at the 2023 rate. Board would like to know about Termination Charge in contract, Kirsten states it is related to New HOAs only and not applicable for Tuscany. Nick proposes 5% increase, instead of current rate of inflation, requesting revised contract for February 1st 2023, with contract up for renewal end of 2024. Kirsten agrees, will send Tuesday/Wednesday after the Christmas Holiday.

Meeting Minutes Review- October 2022 – Approved

Discussed 30-day pay or lien from October, couldn't prove certified mail was delivered and received. No lien filed.

Owner Open Forum move to beginning of meeting to allow for Bruce Brenner to discuss fence replacement location. Board states it is not something the HOA has authority over, and will need to be dealt with neighbor-to-neighbor.

Board Reports:

- President's – No President report – Nick is standing in.
- Treasurer's – Discussed with auditor, should have it by Christmas. Tax return, want to make sure the entire board before it is being filed – even if it will be amended later – for good oversight.
- Committee's – No committee reports

Financials:

- Profit and Loss review through November 30, 2022
 - Bank Service Charges in P&L will be reimbursed - \$10 NSF
 - Secretary of State has been paid for 2023
- YTD Balance Sheet
 - Cash vs Accrual in A/R
 - Reviewed A/R Aging Summary
 - J&M working with Wells Fargo on Lot 87 foreclosure
 - Transfer Fees – Flat fee, some require more work than others and it typically works out in the end to go with a flat fee
- Separate checking accounts for general and gated expenses.

- Gated and general operating expenses come from one checking account. Board would like to see it separated into two accounts for ease of tracking.
 - Breakdown sent to Board showing difference of expenses versus income for gated
 - Gated: \$35,957.35 income. \$34,675.99 expense. Difference= \$1,281.36
- Motion made by Rebecca to:
 - Open new checking account, named gated checking.
 - \$1,281.36 from current checking into new gated checking
 - Going forward, all gated assessments to be deposited to gated checking
 - Going forward, all gated expenses to be paid from gated checking
 - Liability and D&O insurance cost to be split, with 62% of cost paid by gated assessments and 38% general assessments.
 - Nick seconds. Jeremy & Mike approved.

Old Business:

- 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
 - Add this as a line item for Annual Review meeting
 - Security Cameras
 - Need software hard re-set.
 - Nick to get key and gather cameras, Stacy to drop of cables
- Insurance renewal set for 12/31/2022- \$4986 + increase in crime coverage \$120= \$5,106.

Revising guidelines

- Two approvals to move forward.
 - Intent would be sent with annual mailer, Stacy to send to board next week.
 - Small changes/highlight changes from what has already been stated

Doggy bag stations free from Tacoma (Mike)

- Would need to identify a “champion” to refill bags / work to understand costs to replace bags / work to understand who would remove waste and those costs
- Adding to annual meeting agenda for community feedback

Budget 2023

- D&O and Liability amount will be separated for Gated
- Increasing Park & Landscape Repairs, New Playground Border & Playchips budgets
- Increasing Electric and Water budgets due to rate changes

Status List Review

- Robblee’s bid for pedestrian gate improvements
- Reviewed additional bid (Precision Railing Solutions) for pedestrian gate improvements / mesh and locks
- Stacy to request pictures of what this will look like
- Stacy has reached out to two snowplows for estimates, no responses

- View protection – Stacy to send letter with expectation for work to be completed April

Board Open Forum

- Stacy to reach out to colleagues about improving ACC request
- Annual Meeting 3rd or 4th week of January – Notices go out end of December. Will try to give 30 days notice.

-

Motion to Close Meeting: 8:30pm

Next Meeting: Annual meeting

APPROVED VIA EMAIL:

1/18/2023- Nick Ieorimakis, Rebecca [REDACTED] Jeremy Fleming

1/19/2023- Mike Axworthy

Stacy Legg

From: Jeremy Fleming <Firefleming05@hotmail.com>
Sent: Wednesday, January 18, 2023 8:37 PM
To: Rebecca [REDACTED]
Cc: nick ieronimakis; Michael Axworthy; Ronald Moore (synystr@msn.com); Stacy Legg
Subject: Re: December Minutes

Approve

Sent from my iPhone

On Jan 18, 2023, at 6:14 PM, Rebecca [REDACTED] <[REDACTED]@gmail.com> wrote:

Approve.

On Wed, Jan 18, 2023 at 3:44 PM nick ieronimakis <imax80@gmail.com> wrote:

I approve minutes

On Wed, Jan 4, 2023 at 10:37 AM Michael Axworthy <mike.axworthy@gmail.com> wrote:

Apologies, I thought I sent this out last week. Was sitting there safely in my drafts.

Attached are the minutes I captured during our 12/22/22 meeting.

Thanks,
Mike Axworthy

Stacy Legg

From: Michael Axworthy <mike.axworthy@gmail.com>
Sent: Thursday, January 19, 2023 10:46 AM
To: Stacy Legg
Subject: Re: FW: December Minutes

Yes, I approve.

On Thu, Jan 19, 2023 at 10:24 AM Stacy Legg <Stacy@jandmmanagement.com> wrote:

Do you approve?

Enjoy your day!

Sincerely,

Stacy Legg

Account Manager

P: (253) 848-1947 x 117

F: (253) 848-1948

www.JandMManagement.com

From: Stacy Legg
Sent: Wednesday, January 18, 2023 11:52 AM
To: Michael Axworthy <mike.axworthy@gmail.com>; Ronald Moore (synustr@msn.com) <synustr@msn.com>
Cc: Rebecca [REDACTED] <[REDACTED]@gmail.com>; Jeremy Fleming (firefleming05@hotmail.com) <firefleming05@hotmail.com>; Nick Ieronimakis (imax80@gmail.com) <imax80@gmail.com>
Subject: RE: December Minutes
Importance: High

All,

Did you have time to review the attached? In order to separate the accounts, we need to have the minutes approval on file, which can happen if you each respond approved to this email.

Enjoy your day!

Sincerely,

Stacy Legg

Account Manager

P: (253) 848-1947 x 117

F: (253) 848-1948

www.JandMManagement.com

From: Stacy Legg

Sent: Wednesday, January 4, 2023 11:10 AM

To: 'Michael Axworthy' <mike.axworthy@gmail.com>; Ronald Moore (synustr@msn.com) <synustr@msn.com>

Cc: Rebecca [REDACTED] <[REDACTED]@gmail.com>; Jeremy Fleming (firefleming05@hotmail.com) <firefleming05@hotmail.com>; Nick Ieronimakis (imax80@gmail.com) <imax80@gmail.com>

Subject: RE: December Minutes

All,

Please find my additions/edits attached. I wanted to capture some of the discussion regarding the contract renewal, what the Board's stance was with the fence location issue, as well as clarify what is to happen in separating the accounts. The minutes will be in lieu of a consent to action, so it needs to be specific.

Please review the edits, and respond APPROVED if approved. Once approved, I will send to my operations and accounting department to create the new account and transfer the funds. S

Ronald- you were not in attendance, so you do not need to respond approved.

Enjoy your day!

Sincerely,

Stacy Legg

Account Manager

P: (253) 848-1947 x 117

F: (253) 848-1948

www.JandMManagement.com

From: Michael Axworthy <mike.axworthy@gmail.com>
Sent: Wednesday, January 4, 2023 10:38 AM
To: Stacy Legg <Stacy@jandmmanagement.com>; Ronald Moore (synystr@msn.com) <synystr@msn.com>
Cc: Rebecca [REDACTED] <[\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)>; Jeremy Fleming (firefleming05@hotmail.com) <firefleming05@hotmail.com>; Nick Ieronimakis (imax80@gmail.com) <imax80@gmail.com>
Subject: December Minutes

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Thanks,

Mike Axworthy