



BOARD OF DIRECTORS Meeting Minutes

A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors met on September 28th, 2023 via Zoom. Homeowners were present. The meeting was called to order at 6:39 PM with Jeremy F. presiding.

B. ROLL CALL

On roll call the following members were: (Quorum Met)

Present	Jeremy F., Gerald B., & Adam R.	3
Absent	Mike A. & Rebecca U.	2
Others Present	Stacy L., Bill & Rhonda S., David N., Tyler A., Irene R., & "Admin's iPhone"	7

C. AGENDA ITEMS

- Presidents Report:
 - As it gets dark earlier, make sure pilaster lights are on as required.
 - Leaves are going to fall, ensure everyone keeps an eye on the drains, helping to keep them free of debris.
- Committee Updates:
 - Events - August event was a success with ~50 in attendance. October 14th is the next event: Rock the Park and Bulb Planting.
 - Park - The original installer is coming out to take a look and get a bid submitted. Overall, very expensive to make the replacements. Gerald stopped by and pounded down nails and used a magnet around the permitter to ensure there wasn't any metal left behind.
- Gated Area Update:
 - Gates should be in within a week.
 - Keys will be new and owners will need to be issued a new key: Two per household.
 - Communication will be sent out and ask who wants keys instead of sending them to all homes.
- Accounts Receivable report has been reviewed along with past due accounts.
- Rules and regulations were discussed:
 - Clarification was made that they are to clarify and answer questions that are silent in the CC&R's.
 - Changes that need to be made:
 - Add tree trimming for view maintenance
 - Roofing guidelines
 - Trailers can not be stored unless approved for an active construction project.
- Homeowners should pick up their original blue prints from Stacy, need to make prior arrangements to do so.
- Annual Meeting:
 - Decision was made to keep it virtual.
 - Annual meeting will be in January.
 - For 2025-26, the meeting will be in November and dues will be due January 1st, 2025.

F. MOTIONS

None

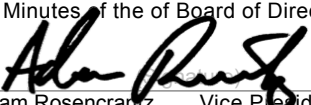
G. ADJOURNMENT

There being no further business to come before the Board of Directors, Jeremy F. moves and Adam R. second the meeting to be adjourned at 8:31 PM.

Minutes taken by *Adam Rosencrantz*

Board Member at Large

I hereby certify that the Minutes of the of Board of Directors meeting present above is approved:



 Adam Rosencrantz Vice President

September 28th, 2023