

**Tuscany at Northshore HOA Board of Directors**  
**MEETING MINUTES**  
**December 21, 2023**

Call to Order: **6:36pm**

Board: Jeremy Fleming, Mike Axworthy, Rebecca [REDACTED] Adam Rosencrantz, Gerald Burke

Present: Jeremy Fleming, Mike Axworthy, Rebecca [REDACTED] Adam Rosencrantz

Absent: Gerald Burke

Others Present: Scott, Sabrina, Emily Hurd

Meeting Minutes:

- September Board meeting minutes – September minutes approved by Adam and Jeremy
- November meeting minutes to be reviewed by board

Lot Owner open Forum:

- Discussed Christmas Signs, they will be removed by January 1<sup>st</sup>
  - This is not a HOA Board/Tuscany sponsored event
  - A member of the community is helping coordinate the year
  - This event was shared on a Public Facebook Group called Holiday Lane Tacoma, this was not shared or advertised on the Private Tuscany Facebook Group
  - Board is considering these Christmas Signs as part of Christmas Decorations but the community contest will present the sign at the 2024 HOA Board Meeting for Review and Approval before next year's competition
- Discussed damaged mailbox
  - Stacy to reach out to vendors
  - Thank Mr. Ward for notifying HOA board of the health of the mailbox

Board Reports:

- President's –
  - Pilaster lights – Believe 40% are off, these help prevent crime and promote safety
    - Stacy to do January inspection to keep an eye out pilaster lights at dusk
  - Need to cut down on speeding through neighborhood
- Treasurer's –
  - Signed representation letters for accounts
    - Gated checking, Rebecca doesn't receive those statements
- Committee's –
  - Social Committee – No updates
  - Park Committee – Stacy to follow back with Great Western

Financials:

- Current balance sheet
  - No questions from balance sheet, board reviewed before meeting
- Profit and loss for general through November 30, 2023 plus proposed budget
  - Rebecca asking Stacy if she is familiar with Umpqua OTC withdrawal:
    - \$300 – 11/30.
    - \$407.50 – 9/17/23
  - No other questions for P&L General
- Profit and loss for gated through November 30, 2023 plus proposed budget

- Insurance just renewed for 2024, will be reflected in budget
- Account receivables.
  - Just received response before meeting on Sheriff Sale:
    - 30 days from date of purchase
      - Motion to confirm is set on docket for tomorrow (12/22)
      - Estimating this will be completed at 60 days
  - Expecting top line to be paid by Rental Management Company
  - Line 5 needs to pay by 12/27 to avoid additional finance charges
- Sheriff sale completed, still no documents recorded.

Old business:

- Status list
  - Gate Keys – they can be copied anywhere
    - Stacy recommends making sure they physically match perfect – these keys are a bit longer than regular house keys
  - Mailbox replacement will be added to the status list
- Playground
  - Reviewed updated Northwest Playground proposal
    - Stacy to update budget for new cost which includes new playchips and border
    - Reviewed 3D rendering with board meeting attendees
  - Reserve Study for Playground
- Rules & regulations update

New business:

- 2024 Budget and annual meeting
  - Need to update Playground \$90,000 to reflect NWPlayground
  - Adding new column for Reserve Expenses (such as Playground)
    - Updating rows as well to help show more details

Board Open Forum

- Adam to send out Facebook & Vertical Response – Open Board Positions
  - Needs to be sent by January 5<sup>th</sup>

Next Meeting:

- January 24<sup>th</sup> Annual Meeting – Zoom 6:30pm

**Meeting Adjourned: 8:27pm**