



BOARD OF DIRECTORS

Meeting Minutes

A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors met on March 28th, 2024 via Zoom. Homeowners were present. The meeting was called to order at 6:36 PM with Jeremy F. presiding.

B. ROLL CALL

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

Present	Jeremy Flemming, Mike Axworthy, Rebecca [REDACTED] & Adam Rosencrantz	4
Absent	Gerald Burke	1
Others Present	Stacy Legg, Scott, & Tyler Allen	3

C. APPROVAL OF AGENDA AND MINUTES

Motion was made by Adam R., duly seconded by Jeremy F., and carried, to adopt the board meeting minutes from February 29th.

D. FINANCIAL REPORT

- Current Balance: \$241,208.57 (As of March 21st)
- Total Assets: \$244,301.45 (As of March 21st)
- Accounts Receivables Outstanding: \$17,086.91 (As of March 26th)
- Reserve Withdrawal: \$46,844.62
 - Playground replacement deposit.

E. AGENDA ITEMS

- Owner Open Forum:
 - Scott mentioned a portion of sidewalk in the park that needs attention, possibly when the playground is replaced.
- Committee Updates:
 - **Social Committee** - Now that a date is set for playground installation, we will schedule a ribbon cutting event. Third or fourth weekend of May.
 - **Park Committee** - Ides for park improvements will be gathered at their next meeting and proposed for future budgeting considerations.
 - **Architectural Change Committee** -
 - Currently only one new request.
 - New committee members included in the latest request.
 - Lot owner along 45th has a trailer in the driveway again. Email Stacy L. with photos and dates and fines will be sent.
- Status List Update:
 - Website needs to be rebuilt once we determine what happened to the GoDaddy version of the hosting that we paid for.
 - Newman (auditor) has all of the required documents needed to file the 2023 tax return on time. Stacy will follow up to confirm.
 - The "T" that fell off at the Rim will be glued back by Jeremy F., using two-part epoxy. He will pick up from Rebecca
 - New fence has been installed along 41st, however, the installer needs to remove their signs and clean up their debris.
 - Mailbox on Fairwood needs the lock removed by USPS, currently waiting for a date that will happen in order to proceed with replacement.
 - Gate loop repair has been requested, Guardian will be out next week to do their maintenance and will review at that time.
 - Strobe light repair will be done during Guardians service next week as well.
- Board Member Open Forum:
 - Mike A - A car prowler, caught on camera, went through his vehicle and took his registration. Please remember to lock your vehicles and remove valuables.
 - Jeremy F. - For repeat offenders, our fine schedule needs to be adjusted to make it more of a deterrent.

- Adam R. - Inquired about the Pilaster light review that was to occur in January by Stacy L. It is on her list and will get done soon.

F. CLOSED SESSION

At 7:36PM Jeremy F. requested a closed session to discuss the owner dispute about erosion. Rebecca U. was excused.

G. MOTIONS

None

H. ADJOURNMENT

There being no further business to come before the Board of Directors, Adam R. moves and Jeremy F. second the meeting to be adjourned at 7:47 PM.

Minutes taken by *Adam Rosencrantz*

Board Secretary

I hereby certify that the Minutes of the of Board of Directors meeting is accurate:



Adam Rosencrantz Secretary

March 30th, 2024