



BOARD OF DIRECTORS

Meeting Minutes

A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors met on April 25th, 2024 via Zoom. Homeowners were present. The meeting was called to order at 6:35 PM with Jeremy F. presiding.

B. ROLL CALL

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

Present	Jeremy Flemming, Mike Axworthy, Rebecca [REDACTED] Gerald Burke, & Adam Rosencrantz	5
Absent	None	0
Others Present	Stacy Legg & Scott	2

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 March 28th.

D. FINANCIAL REPORT

- Current Balance: \$242,480.31 (As of April 22nd)
- Accounts Receivables Outstanding: \$13,796.80 (As of April 22nd)

E. AGENDA ITEMS

- Owner Open Forum:
 - No feedback or items brought up.
- Committee Updates:
 - **Social Committee** - June 8th will be an ice cream social in celebration of the park improvements.
 - **Park Committee** -
 - The new playground will ship on the 6th of May.
 - Demo and installation is scheduled for the 13th to 21st of May and the park will be closed through the 24th for chip installation.
 - Gerald has offered to put orange temporary fencing up. Those available to assist should be there at 6:00pm on the 12th of May.
 - Communication will be sent out informing folks that the park will be closed.
 - **Architectural Change Committee** -
 - A request for approval of a door that was installed was reviewed and denied twice as it does not meet the community standards.
 - The lot that has failed to comply with the landscaping requirements will be sent a certified letter stating that effective May 1st they will be fined daily until they are in compliance. This will also be the case moving forward should they not maintain the grounds. A copy of the rules and regulations will be provided with the communication.
- Status List Update:
 - The website work has started and will be rebuilt under GoDaddy's CMS and hosting.
 - Updated Rules & Regulations continues and Stacy L. will put together the rest of the regulations in the document being edited and send to the board by May 5th for a second reading.
 - A bid to replace the loop(s) at the gated entries and exits has been received. Stacy L. is looking at getting an additional bid.
 - Replacement of the Tomar strobes has been completed.
 - The board discussed needing a several-year plan to replace the gate controls entirely. They are aging and becoming expensive to maintain and repair.
- Board Member Open Forum:
 - Mike A - A community security chat was created on Facebook to allow open discussion on thoughts and potential solutions We want to ensure we continue to work towards helping owners feel more secure. A suggestion was made to reach out to neighboring communities to see what they are doing for security and potentially look at splitting costs of a regular patrol service.

- Gerald B. - There have been a couple of instances where he has run off folks at the playground in the late night/early morning hours that were being destructive to the playground equipment. He reached out to the police department requesting that they try to patrol the area more during that time.

F. MOTIONS

1. Jeremy F. Motioned and Adam R. Seconded:

Transfer the necessary funds of \$3,418.58 from the Gated Reserve account to the Gated Checking to cover the recent Tomar Strobe repair.

Approved 5 - 0

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 8:11 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

April 27th, 2024