



BOARD OF DIRECTORS

Meeting Minutes

A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors met on June 19th, 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, Gerald Burke, & Adam Rosencrantz	4
Absent	None	0
Others Present	Stacy Legg, Rhonda Salvesen, Marsha Morris, & 206.701.4388	4

C. APPROVAL OF AGENDA AND MINUTES

Motion was made by Jeremy F., duly seconded by Mike A., and carried, to adopt the board meeting minutes from May 23rd.

D. FINANCIAL REPORT

- Current Balance: \$233,040.32 (As of May 31st)
- Accounts Receivables Outstanding: \$13,990.20 (As of June 17th)

E. AGENDA ITEMS

- Owner Open Forum:
 - One owner received a letter stating they needed a new roof. They provided evidence from two companies that state the roof still has life left. The board has acknowledged and retracted the letter.
- Committee Updates:
 - **Social Committee** - Once the park is "Complete" we will plan an event shortly after.
 - **Park Committee** -
 - Almost complete.
 - A few punch list items are remaining: toddler swings (2 will be swapped out), bouncy chairs should be installed in the next week. A missing drum will also be installed. Chipped paint will be touched up. The ADA border ramp will be reviewed, and border spike needs to be fixed.
 - **Architectural Change Committee** -
 - Nothing to report.
- Status List Update:
 - The website does not have an update.
 - Rules and regulations are in-work and Stacy owes the board a copy of the final rough draft for review.
 - 2023 Audit - Newman requested additional information, which has been provided.
 - Tax Return - An extension has been filed.
 - Low voltage lighting - work has begun and parts are ordered.
 - Rim Sign - T part of the sign still needs to be repaired. Jeremy will retrieve the part from Rebecca tomorrow.
 - Mailbox replacement - The USPS still has not removed the lock, which is necessary prior to it's replacement.
 - Lot 217 - Fines are on hold as work is being done, awaiting further review.
- New Business:
 - A letter from the lot owner's attorney regarding the slope erosion and fence issue has been received. It has been reviewed but executive session is recommended for further discussion.
- Board Member Open Forum:
 - Jeremy F. - Inspections coming up as yards are getting messy, fences are falling down, shrubs are over the sidewalks. Please clean up your yards.
 - Gerald B. - He would like to know if pleasure crafts would be allowed in the driveways during the summer months. The board is willing to approve temporary requests, however the guidelines do allow for 48 hours before and after usage already.

F. CLOSED SESSION

At 7:32PM Jeremy F. requested a closed session to discuss the letter received from the attorney representing Mr. Perskey. A draft response email to Mr. & Mrs. She as well as Mr. Perskey regarding the fence dispute created regarding the fencing dispute.

G. MOTIONS
None

H. 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 Secretary*

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



Adam Rosencrantz Secretary

June 21st, 2024