



BOARD OF DIRECTORS

Meeting Minutes

A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors met on July 22nd, 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, Cho (Owner)	2

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 June 19th.

D. FINANCIAL REPORT

- Current Balance: \$210,836.77 (As of August 19th)
- Accounts Receivables Outstanding: \$13,904.46 (As of August 19th)
- Those with balances will be reminded and given 30-days notice to pay or liens will be filed.

E. AGENDA ITEMS

- Owner Open Forum:
 - No comment provided.
- Committee Updates:
 - **Social Committee** - We will market to folks for assistance for next year in upcoming communication.
 - **Park Committee** -
 - 99% completed on the playground equipment project, one piece being ordered.
 - **Architectural Change Committee** -
 - A door request was submitted and denied. The owner has sent a request for the board to review the denial. The board has reviewed, the decision is upheld 3 to 1.
- Status List Update:
 - For the website, we will add a line-item in the next years budget to have it rebuilt.
 - Rules and regulations continue to be reviewed. Landscaping standards need to be updated for next year. Communication will be sent out to all owners. We will specifically add in that brown grass is not acceptable and lawns must be regularly watered.
 - Low voltage lighting - The project has stalled but still on the list.
 - Lot 217 - Fines will resume after the upcoming monthly inspection if work has not been done as anticipated.
 - New Tree Installation - We need to get an estimate on trees that may need to be replaced. Sourcing an arborist to review trees and provide a recommendation on what could be put in their place. A larger budget item may need to be considered as we are coming to the end of life for some of the ornamental trees.
- New Business:
 - The annual meeting will be held on the 21st of November via Zoom.
- Board Member Open Forum:
 - Mike A. - He would like to start a safety committee and see if there would be any interest from community members joining it. He has spoken with two neighborhoods about patrols and security. Mike announced his plan to resign in January due to personal obligations.

F. MOTIONS

1. Gerald B. Motioned and Adam R. Seconded:
Write off the two accounts that have been foreclosed.
Approved 4 - 0
2. Mike A. Motioned and Jeremy F.. Seconded:
Transfer the funds from the general reserve to the checking account to pay the remaining playground invoice.
Approved 4 - 0
4. Gerald B. Motioned and Adam R. Seconded:
Stain both sides of the recently installed fence and bill the owner for their half of the work.
Approved 4 - 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 8:08 PM. The next regular board meeting will be September 26th.

Minutes taken by *Adam Rosencrantz* *Board Secretary*

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



(Signature)

Adam Rosencrantz Secretary

August 28th, 2024