



# BOARD OF DIRECTORS

## Meeting Minutes

### A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors met on September 26, 2024 via Zoom. Homeowners were present. The meeting was called to order at 6:33 PM with Jeremy F. presiding.

### B. ROLL CALL

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

Present	Jeremy Flemming, Mike Axworthy, & Adam Rosencrantz	3
Absent	Gerald Burke	1
Others Present	Stacy Legg, Tyler Allen (Owner), Rebecca Persky (Owner), & Emily Hurd (Owner)	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 August 22nd.

### D. FINANCIAL REPORT

- Current Balance: \$202,290.39 (As of August 31st)
- Accounts Receivables Outstanding: \$8,243.23 (As of September 20th)
- 2025 Initial Budget Reviewed - Finalization will occur at the October 17th meeting in preparation for the Annual Meeting on November 21st.

### E. AGENDA ITEMS

- Owner Open Forum:
  - No comment provided.
- Committee Updates:
  - **Social Committee** - Rebecca P. expressed interest in helping with the social committee and has been added to the roster.
  - **Park Committee** -
    - 100% complete with the playground project as of September 30th.
  - **Architectural Change Committee** -
    - A revised form has been created for requests. The board has revised the form and pending one additional change, it will replace the current form. This new form will be included in the communication for the annual meeting in October.
- Status List Update:
  - Rules & Regulations - The board has reviewed, made additional changes, and finalized the document. It was suggested to have legal counsel review the document for any potential issues.
- New Business:
  - The gate at 44th Ave NE will be open for trick-or-treaters on October 31st from 5:00 PM - 8:00 PM.
- Board Member Open Forum:
  - No comment provided.

**F. MOTIONS**

1. Jeremy F. Motioned and Mike A.. Seconded:  
Approve the new ACC request form, pending an additional date line under the internal use section.  
**Approved 3 - 0**
2. Adam R. Motioned and Jeremy F.. Seconded:  
Transfer \$5,773.64 from the gated reserve account to the gated checking account to cover the cost of the fence replacement, transfer \$421.83 from the gated reserve account to the gated checking to cover the remaining cost of the fence replacement, and transfer \$990.90 from the gated reserve account to the gated checking to cover HALF the cost of the fence staining.  
**Approved 3 - 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 8:34 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:



\_\_\_\_\_  
Adam Rosencrantz Secretary

*September 30th, 2024*