



# BOARD OF DIRECTORS

## Meeting Minutes

### A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors met on October 17th, 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, Gerald B., & Adam Rosencrantz	4
Absent	None	0
Others Present	Stacy Legg, Scott Woll (Owner)	2

### C. APPROVAL OF AGENDA AND MINUTES

Meeting minutes from the September 26th meeting were approved via email.

### D. FINANCIAL REPORT

- Current Balance: \$146,278.46 (As of September 30th)
- Accounts Receivables Outstanding: \$8,012.43 (As of October 14th)
- 2025 Budget Reviewed - Adopted through motion; Dues increase for the general area will be \$35 and for the gated \$325. The general area increase is to build back up the reserve account and close the gap in reserve study contributions. The gated area increase is in anticipation of gate system replacement in ~three years.

### E. AGENDA ITEMS

- Owner Open Forum:
  - No comment provided.
- Committee Updates:
  - **Social Committee** - No update.
  - **Park Committee** - Waiting for final repair of the chime part on the new toys.
  - **Architectural Change Committee** -
    - A request has come in that includes retaining walls on a slope. The request has been denied because it lacks engineering plans that also include drainage.
    - An owner's pilaster was hit and significantly damaged. It has since been put back together.
    - We will add to the new request form, under "things to consider": If the timeline is going to slip, notification must be sent to managements. We will also add in the form revision date.
- Status List Update:
  - The website has been rebuilt.
  - For the welcoming committee, Stacy is to provide data on the number of average sales over the last three years.
  - Tree pruning along Browns Point Blvd. has been approved. We will utility Family Tree as the vendor to continue building a relations for future projects.
- New Business:
  - Stacy will provide the board, by November 1st, with draft documents to be sent in the mailer for the annual meeting. Those materials will include: Meeting notice, ballot, updated rules and regulations.
  - Continued discussion surrounding safety and increased crime in the area.
  - Vertical Response communication to be drafted and sent out for fall. We will copy last years and also include: Clean up after trees (specifically fruit and leaves), rake out the curbs and drains, increased car prowling suggests doing a lighting assessment around homes to ensure they eliminate dark areas.
- Board Member Open Forum:
  - Mike presented an opportunity to have pet waste bag stations installed in the park for free by the city of Tacoma. The board reviewed and approved making the request.

**F. MOTIONS**

1. Adam R. Motioned and Gerald B. Seconded:  
Approve the revised rules and regulations with the following changes: Update the date of revision to October and under parking standards insert the word "or" after mailbox.  
**Approved 4 - 0**
2. Jeremy F. Motioned and Gerald B. Seconded:  
Approve the general budget as presented.  
**Approved 4 - 0**
3. Adam R. Motioned and Jeremy F. Seconded:  
Approve the gated area budget with the following change: Dues increase of \$325 per lot.  
**Approved 4 - 0**

**G. ADJOURNMENT**

There being no further business to come before the Board of Directors, Gerald B. moves and Jeremy F. second the meeting to be adjourned at 8:38 PM. The next meeting will be the annual meeting on the 21st of November.

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

*October 20th, 2024*