



BOARD OF DIRECTORS

Annual Meeting Minutes

A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors held the 2024 annual meeting on November 21st, 2024 via Zoom. Homeowners were present. The meeting was called to order at 6:32 PM with Jeremy F. presiding.

B. ROLL CALL

On roll call the following members were: (Quorum Not Met)

Board Members	Jeremy Flemming, Gerlad Burke, Michael Axworthy, & Adam Rosencrantz	4
Present		
Absent	None	0
Others Present	Stacy Legg	1
Owners Present	William Ward, James & Lindsey Brown, Scott, Celeste, Ilya K., Jim Philp, Lisa Pierece, Lida's iPad, Shanna Osmer, Rebecca Persky, Kelly, Nick R., Bruce Brenner, Dom, Moses Masitha, Joseph Higgins, Robert Arsenault, Gene Greer, B Henson, Robert, & Victoria	22

C. APPROVAL OF AGENDA AND MINUTES

Meeting minutes from the February 8th, 2024 annual meeting were approved via email.

D. FINANCIAL REPORT

- Current Balance: \$42,050.47 (General) & \$16,477.06 (Gated)
- 2025 Dues: \$500 (General) & \$1,280 (Gated)
- Reserve Transfers: \$0.00 (General) & \$0.00 (Gated)
- 2025 Budget: No Feedback Provided. The 2025 budget has been ratified because quorum was not present and less than 50% "No" votes were received.

E. AGENDA ITEMS

- State of the Community
- Reminder about the requirement of an alteration request to make any changes, even a like-for-like replacement.
- 2025 tree replacement and landscape improvements at the entires.
- Increase in Dues
- Increase in Reserve Contributions
- 2025 Board of Directors: Three positions are continuing and four positions will be open. Victoria Lucyk & Lisa Pierce expressed interest in joining.
- Home Owner Open Forum:
 - Bill W. would like the board to send out regular reports on incidents of crime that happen in the community and include resources. Also requested to know when the damaged mailbox would be replaced.
 - One owner, a past board member went through the history looking at patrolling and quotes for license plate monitoring but they were voted down at the time.
 - A request to pull crime rates for the neighborhood and send to all owners was requested.
 - James Brown asked the board to remove the fines accumulated for landscaping, they feel that they are not in the wrong.
 - Joseph Higgins raised concern about continued illegal firework activity.
 - Ilya K also raised concerns about fireworks for not just the 4th of July.

F. VOTING

No Quorum Present

Victoria Lucyk - Majority

Lisa Pierce - Majority

G. ADJOURNMENT

There being no further business to come before the Board of Directors, Jeremy F. moves and Michael A. second the meeting to be adjourned at 7:44 PM

Minutes taken by *Adam Rosencrantz*

Board President

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

A handwritten signature in black ink, appearing to read "Adam Rosencrantz", is written over a horizontal line. The signature is stylized and cursive.

Adam Rosencrantz President

November 28th, 2024