



# BOARD OF DIRECTORS

## Meeting Minutes

### A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors met on December 19th, 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 Burke, Victoria Lucyk, & Adam Rosencrantz	5
Absent	Lisa Pierce	1
Others Present	Stacy Legg, Scott Woll (Owner)	2

### C. APPROVAL OF AGENDA AND MINUTES

Meeting minutes from the October 17th meeting were approved via email.

### D. FINANCIAL REPORT

- Current Balance: \$124,085.48 (As of December 13th)
- Accounts Receivables Outstanding: \$6,714.61 (As of December 13th)

### E. AGENDA ITEMS

- Owner Open Forum:
  - No comment provided.
- Committee Updates:
  - **Social Committee** - No update.
  - **Park Committee** - All repairs have been complete. Mike A. has agreed to remain on the committee after stepping down from the board.
  - **Architectural Change Committee** -
    - Three requests have been submitted this past month and were approved.
    - Mike A. will remain on the the committee after stepping down from the board.
    - Victoria L. has agreed to join the committee.
- Status List Update:
  - Meeting minutes from the previous months need to be posted to the website.
  - Welcome Committee
    - New Owners over the past five years were: 2020 (2), 2021 (7), 2022 (12), 2023 (3), & 2024 (3)
    - Potential Items for a gift basket: Batteries, Home Depot Gift Card, Car Wash Gift Card
    - There is significant delay in receiving information on sales/closing information.
  - Rules and Regulations - Approved and effective January 1st, 2025
  - Entrances - Documented the fencing, reviewing cost and tree replacement.
  - Gated Service Contract - Waiting on an updated report, holding payment on invoices until received.
- New Business:
  - Homeowner on Broadmoor received notices and fines for grass/plants growing over the sidewalk, weeds in the garden beds, and waste cans visible. The owners plead their case at the annual meeting, requesting the board to waive the fines. Waiver is granted as long as they remove the grass from the sidewalk, garden beds are taken care of, and if overgrowth continues, fines will resume.
  - Board Positions for 2025 are proposed:
    - President - Adam R.
    - Vice-President - Jeremy F.
    - Secretary - Open
    - Treasurer - Victoria L.
    - Member-at-large - Gerald B.
- Board Member Open Forum:
  - The board would like to thank Mike A. for his time and service on the board.

**F. MOTIONS**

1. Jeremy F. Motioned and Mike A. Seconded:  
Approve the October 17th meeting minutes.  
**Approved 4 - 0 - 1**
2. Adam R. Motioned and Mike A. Seconded:  
Approve the 2023 audit as submitted.  
**Approved 5 - 0**
2. Adam R. Motioned and Jeremy F. Seconded:  
Move \$990.90 from the Gated Checking account to the Gated Reserve account for reimbursement of fence staining.  
**Approved 5 - 0**

**G. ADJOURNMENT**

There being no further business to come before the Board of Directors, Jeremy F. moves and Mike A. second the meeting to be adjourned at 7:52 PM. The next meeting will be January 23rd, 2025.

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

*December 31st, 2024*