



BOARD OF DIRECTORS

Meeting Minutes

A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors met on January 23rd, 2025 via Zoom. Homeowners were present. The meeting was called to order at 6:35 PM with Adam R. presiding.

B. ROLL CALL

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

Present	Jeremy Flemming, Victoria Lucyk, Lisa Pierce, & Adam Rosencrantz	4
Absent	Geral Burke	1
Others Present	Stacy Legg, Rick Brown (Owner), Bill Ward (Owner), Rebecca Persky (Owner), Marsha Morris (Owner), Eugene Greer (Owner), & James Midamba (Owner).	7

C. APPROVAL OF AGENDA AND MINUTES

Meeting minutes from the December 19th meeting were approved via email.

D. FINANCIAL REPORT

- Current Balance: \$113,492.06 (As of December 31st)
- Balances Available to Transfer to Reserves:
 - General - \$1,576.83
 - Gated - \$8,305.12
- A/R Report is being worked on; fines will be separated from 2025 dues collections and provided to the board via email.

E. AGENDA ITEMS

- Owner Open Forum:
 - Bill W. asked the board to look into the validity of his neighbors business.
 - Marsha M. is greatly concerned about the crow damage to lawns in the community.
 - Another homeowner submitted email communication requesting cameras at the entrances as they were a target of thieves.
- Committee Updates:
 - **Social Committee** - No update.
 - **Park Committee** - No update.
 - **Architectural Change Committee** -
 - One member has been removed due to lack of response, and another member stepped down to allow for two new members to join.
 - The house with the roof replacement is working on a plan and has been given march to complete the work.
- Status List Update:
 - Gate Repairs - Stacy is working on finding other vendors. Roblees replaced one failing unit but still hasn't provided the inspection that was invoiced. Holding on payments until they do.
 - Lot 217 fines will start Monday, January 27th for failure to provide requested plan. A letter is to be sent on Friday, January 24th.
 - Waiting on tree recommendations from the vendor for the entrances. Requesting tall, narrow, and medium-speed growth.
 - A document repository will be started so that the board has access to documents, such as letters, bills, etc. Stacy suggested OneDrive.
- New Business:
 - Going forward, any discrepancy in budget that exceeds 10% will be flagged for further review. Currently 2024 water bill is in excess of 10% above budget. Comparison to 2023 will be done once Stacy provides copies of the bill.
 - Violation template letter has been revised, after the revised changes in the meeting were made, it is now approved for use.
 - Going forward, the board will be CC'd on bill payments for things like water, electricity, etc.

- For January inspections, for lots directly affected, an insert will be included that informs about the grubs in the lawns and reason for the crow damage. Providing information on how to combat and repair, citing what the HOA is doing for the common areas.
 - Stacy to request an updated quote from the landscaper that includes: grub treatment, moss out, top soil, thatching, aerating, and seeding for all common area grass. Including repair from the grub and crow damage.
- Board Member Open Forum:
- **None**

F. MOTIONS

1. Adam R. Motioned and Lisa P.. Seconded:
Transfer \$2,000.00 (General) and \$9,000.00 (Gated) from checking to reserves.
Approved 4 - 0

G. ADJOURNMENT

There being no further business to come before the Board of Directors, Adam R. moves and Jeremy F. second the meeting to be adjourned at 8:31 PM. The next meeting will be February 25th, 2025.

Minutes taken by *Adam Rosencrantz* *Board President*

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



Adam Rosencrantz President

January 25th, 2025