



BOARD OF DIRECTORS

Meeting Minutes

A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors met on September 23rd, 2025 via Zoom. Homeowners were present. The meeting was called to order at 6:30 PM with Adam R. presiding.

B. ROLL CALL

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

Present	Lisa Pierce, Jeremy Flemming, Gerald Burke, Tasha Masitha, & Adam Rosencrantz	5
Absent	Victoria Lucyk	1
Others Present	Stacy Legg, Owners Dave Ditmore, Bill & Rhonda Salvesen, & Gene Greer	5

C. APPROVAL OF AGENDA AND MINUTES

Adam R. moves to approve the August 19th meeting minutes, Gerald B. duly seconds. 4-0-1 *Approved*

D. FINANCIAL REPORT

- Current Balance: \$164,953.83 (As of September 19th)
- A/R \$15,429.61 (As of September 19th)
- Owners with a credit on their account will receive an updated statement at the time of annual dues invoicing.

E. AGENDA ITEMS

- Owner Open Forum:
 - Dave Ditmore - He expressed concern about the crows attacking his lawn but wanted us to know he is working to restore and combat. Dave also wanted to let us know he pressure washed his driveway as requested.
 - Bill & Rhonda Salvesen - They raised concerns that their neighbor has not cleaned the hill. Also wanted us to know that their tenant has been putting in significant effort to maintain the property and improvements are noticeable.
- Committee Updates:
 - **Social Committee** - We will have a pumpkin carving contest this year. Photos should be submitted by November 1st and we will receive the photos online and post to social media. We will reach out to local business about donating gift cards so that we can have a 1st (\$50), 2nd (\$25), & Honorable Mention.
 - **Park Committee** - No update.
 - **Architectural Change Committee** - A flurry of requests in the past couple of weeks. Fencing is a prolific problem with installation prior to approval. September inspection letters have gone out an will be provided for review on the 24th. A total of 27 notices were sent out in August for non-compliance issues.
- Status List Update:
 - Stacy requested reimbursement for Vertical Response annual renewal. - Approved
 - Domain hosting and name service was renewed at \$90. The 2026 budget needs to be increased to \$102.
 - Low Voltage - We will get a new quote from the landscaper and include in the 2026 budget. If an electrician is needed, we will get a bid as well.
 - Community Entries - Stacy will look into the two monuments across from the park as it relates to who is supposed to maintain the area and landscaping.
 - View Protection - Stacy to draft responses to the owners and send to the board for review and approval prior to sending.
 - Translation Request - After seeking legal counsel review, the board has directed Stacy to draft a letter, which will be approved by the board. That letter will be translated into Korean by a translation service. This is a one-time courtesy, which will be stated in the letter.
- New Business:
 - A notice will be sent to the owners in the gated area that the main gate will be open on Halloween night from 5:00pm - 8:00pm to allow for trick or treaters. The email will solicit feedback should owners not wish to have it open.
- Board Member Open Forum:

- Jeremy F. is concerned about owners that continue to do work with out approval and wants to ensure we are not being lenient on fines for these violations. Questioning how we can get them to stop since it's a continuing theme. Suggesting a more strict and direct letter approach, perhaps with the annual notices.
- Adam R. re-iterated the trash heap off of 43rd is growing and needs to be removed immediately. It's becoming a safety hazard as it appears others are dumping there.

F. MOTIONS

1. Gerald B. Motioned and Adam R. Seconded:

Abate the fines for lot 217 in the amount of \$6,379.39.

Comments: Send a notice that the fines have been removed, including a letter that states if their lot is not maintained going forward, they will be subject to the fine schedule and no additional waivers will be granted in the future.

Approved 5 - 0 - 0

2. Adam R. Motioned and Lisa P. Seconded:

Approve, for a first reading: Resolution 2025-02 "Alternative Lawns" with the stated changes.

Approved 5 - 0 - 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 8:51 PM. The next three meetings will be as follows:

October 23rd, 2025 - Regular Meeting
November 20th, 2025 - Annual Meeting

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

October 9th, 2025