



BOARD OF DIRECTORS

Meeting Minutes

A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors met on October 23rd, 2025 via Zoom. Homeowners were present. The meeting was called to order at 6:38 PM with Adam R. presiding.

B. ROLL CALL

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

Present	Lisa Pierce, Victoria Lucyk, Jeremy Flemming, Gerald Burke, Tasha Masitha, & Adam Rosencrantz	6
Absent	None	0
Others Present	Stacy Legg	0

C. APPROVAL OF AGENDA AND MINUTES

September 23rd Meeting Minutes approved via email.

D. FINANCIAL REPORT

- Current Balance: \$151,774.89 (As of October 21st)
- A/R \$9,952.68 (As of October 21st)

E. AGENDA ITEMS

- 2026 Budget:
 - Individual Item Increases (Total Budgeted Amount)
 - Website - \$104
 - Reserve Study - \$959
 - Irrigation Back flow - \$325
 - Social Committee - \$2,400
 - Water (General) - \$12,654
 - Gate Service Contract - \$2,425
 - Electric (Gated) - \$976
 - Surface Water (Gated) - \$8,000
 - Items Added
 - Legal Guidance - \$3,000
 - Taxes - \$40
 - Dues
 - General - \$500
 - Gated - \$1,280 (\$500 + \$780)
 - Final updates will be reviewed and approved via email by November 3rd to be included in the annual meeting notifications being mailed by November 5th.
- Committee Updates:
 - **Social Committee** - Pumpkin carving contest has been sent out. Jet's Pizza has provided a \$30 gift card, additional prizes to be sourced. Suggestions include Cutters Point Coffee Co and QFC.
 - **Park Committee** - No update.
 - **Architectural Change Committee** - A total of 60 notices were sent out in September for non-compliance issues.
- Status List Update:
 - Getting two quotes for landscape design for the entries.
 - Hillside Maintenance - An owner sent more communication requesting that we enforce hillside maintenance and cleaning. Unfortunately inspections only occur from within the community. The board has sent letters to all owners with a slope reminding them of their duties.
 - View Protection - One owner, who has one tree needing topping or removal noted a clerical error in the letter that stated there was more than one.
 - Owner in the gated area that replaced their roof without approval has been fined and will continue until a completed form is submitted.

- New Business:
 - Owner of lot 224 is requesting a waiver of fines because they felt the previous issues had been resolved. Because the board has already written off a previous fine for out-of-compliance, they are not willing to waive them again because maintenance has not been consistent.
 - The board will design and include a cover letter or card in packets welcoming new owners.
- Annual Meeting:
 - November 20th, 2025
 - Topics to include: ACC Request Form & "Lot Maintenance" items are considered of like kind.
- Board Member Open Forum:
 - Victoria L. - How do we promote folks getting upgrades done to complete a request form? Victoria suggested that we include a blurb in the annual letter that encourages folks to do so. Requests a slide in the annual meeting presentation.
 - Jeremy F. - Previous property management didn't provide the contracted services such as enforcement. Also, a previous president approved all ACC requests. These two facts are creating the current pushback with enforcement. Suggesting a fall communication be sent to owners reminding them to clean up the debris in the gutters and drains to prevent flooding.
 - Lisa P. - When owners are replacing something that is like-for-like they don't think they need to complete an ACC request and feel put upon. She is recommending that we add a new process specifically for like-for-like such as a notification rather than request for approval.

F. MOTIONS
None

G. ADJOURNMENT

There being no further business to come before the Board of Directors, Adam R. moves and Lisa P. second the meeting to be adjourned at 8:52 PM. The next three meetings will be as follows:

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

November 10th, 2025