



BOARD OF DIRECTORS

Annual Meeting Minutes

A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors held the 2026 annual meeting on November 21st, 2025 via Zoom. Homeowners were present. The meeting was called to order at 6:33 PM with Adam R. presiding.

B. ROLL CALL

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

Board Members	Jeremy Flemming, Victoria Lucyk, Lisa Pierce, Gerlad Burke, Tasha Masitha, &	6
Present	Adam Rosencrantz	
Absent	None	0
Others Present	Stacy Legg	1
Owners Present	Carolyn & Wayne Lindell, Shana Osmer, James Philp, Bill & Kathy Ward, & Scott Woll	13
Mail-in Ballots		7

C. APPROVAL OF AGENDA AND MINUTES

Meeting minutes from the November 21st, 2024 annual meeting were approved via email.

D. FINANCIAL REPORT

- Current Balance: \$142,698.33 (As of November 19th)
- 2025 Dues: \$500 (General) & \$1,280 (Gated)
- Reserve Transfers: \$2,000 (General) & \$11,000 (Gated)
- 2026 Budget: No Feedback Provided. The 2026 budget has been ratified because quorum was not present and less than 50% "No" votes were received.

E. AGENDA ITEMS

- Review of USPS Mailers
- State of the Community
 - Community picnic was a success
 - Pumpkin carving contest was a success
- Reminder about the requirement of an alteration request to make any changes, even a like-for-like replacement.
- 2026 tree replacement and landscape improvements at the entires.
- 2026 Board of Directors: Four positions are continuing and three positions will be open. Gerald B. and Adam R. have been listed on the ballot for a position.
- Home Owner Open Forum:
 - Rhonda Salvesson - Asked about fencing and who owns a fence between her and her neighbor. She asked for assistance and guidance on how to contact them as they are new.

F. VOTING

No Quorum Present

Gerald Burke - Majority

Adam Rosencrantz - Majority

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 7:15 PM

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 23rd, 2025