Tuscany at Northshore
Homeowners Association

BOARD OF DIRECTORS
Meeting Minutes

A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors met on January 8th, 2026 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 Met)

Present	Lisa Pierce, Victoria Lucyk, Jeremy Flemming, Gerald Burke, Tasha Masitha, & Adam Rosencrantz	*6*
Absent	None	*0*
Others Present	Stacy Legg, Gene Greer, & Barbette Edwards	*3*

C. APPROVAL OF AGENDA AND MINUTES

October Meeting Minutes approved via email.
Additional Agenda Items:
Trash Dumping
Abandoned Vehicle on Broadmoor
Ward's Meeting Request

D. FINANCIAL REPORT

- Current Balance: $135,635.92 (As of December 31st)
- A/R $10,140.63 (As of January 7th)

E. AGENDA ITEMS

- Committee Updates:
  - **Social Committee** - No update.
  - **Park Committee** - No update.
  - **Architectural Change Committee** - A total of 33 notices were sent out in November and December for non-compliance issues.
- Status List Update:
  - Stacy to get an updated quote from Mark on the low voltage lighting.
  - Drain at the west edge of the park needs to be looked at as it is plugged. Gerald looked at it and no visible clog, it's near his grass line.
  - Tree trimming at the park along Fairwood will commence and include the tree at the corner of Broadmoor.
  - Removal of the dead arborvitae at gated entrance moving forward.
  - Trimming of the plum trees at 41st and Fairwood moving forward.
  - Artificial Turf Resolution added to February meeting.
- New Business:
  - Insurance Renewal - Current carrier sent out a form to update information, asked if there were any adult family homes and when answered in the affirmative, denied renewal. Lisa suggested we file a complaint with the insurance commissioner and will provide resources to Stacy. Stacy has reached out to other providers.
- Old Business:
  - View Protection - The Wards have requested another meeting and have sought legal counsel. The board is seeking our own review of the letter as it pertains to the CC&R's. Gerald B. has offered to meet on site to review the tree, Victoria L. will also attend, but no legal discussions will be had. Stacy will respond to their email request.
- Board Member Open Forum:
  - Victoria L. - Brought up that there have been multiple instances of USPS putting a package in the parcel locker but putting the key in the wrong box. Stacy said individuals reporting have more influence than if she were to speak with them.

F. MOTIONS

1. Adam R. Motioned and Jeremy F. Seconded:
Move to transfer $10,000 from the General Checking to the General Reserve account and move $9,250 from the Gated Checking to the Gated Reserve account.
Discussion: Stacy requests quick approval of meeting minutes, required by the bank to make the transfer. Gerald requests we look into a high-yield interest account for the reserves.
Approved 6 - 0 - 0

2. Adam R. Motioned and Victoria L. Seconded:
Have legal counsel review the HOA's enforceability of view protection.
Discussion: Amend the motion to include an additional review of the Ward's letter and validity of their claims.
Approved 6 - 0 - 0

3. Adam R. Motioned and Gerald B. Seconded:
Approve the board positions as listed:
President - Adam R.
Vice President - Lisa P.
Secretary - Victoria L.
Treasurer - Victoria L.
Approved 6 - 0 - 0

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 8:06 PM. Board meetings for 2026 will be as follows:

February 19th
March 19th
April 16th
May 21st
June 18th
July 16th
August 20th
September 17th
October 15th
November 19th - Annual Meeting
December 17th

Minutes taken by *Adam Rosencrantz* *Board President*

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

(Signature) *January 12th, 2026*
Adam Rosencrantz President