



BOARD OF DIRECTORS Meeting Minutes

A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors met on February 19th, 2026 via Zoom. Homeowners were present. The meeting was called to order at 6:37 PM with Adam R. presiding.

B. ROLL CALL

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

Present	Victoria Lucyk, Lisa Pierce, Gerald Burke, & Adam Rosencrantz	4
Absent	Jeremy Fleming, Tasha Masitha	2
Others Present	Stacy Legg, Eugene Greer (Owner)	2

C. APPROVAL OF AGENDA AND MINUTES

Meeting minutes from the January 8th meeting were approved via email.

D. FINANCIAL REPORT

- Current Balance: \$238,616.23 (As of February 16th)
- J&M recommends we switch banks from Umpqua to Western Alliance bank as they specialize in working with HOAs.
- P&L: Insurance amounts will be updated when new policy is finalized and final costs are known.
- A/R Report: Many dues payments are outstanding. Reminders will be sent out.

E. AGENDA ITEMS

- Owner Open Forum:
 - No updates.
- Committee Updates:
 - **Social Committee**
 - Need to start planning of the annual picnic next month. Members will coordinate via email.
 - **Architectural Change Committee**
 - There is currently an opening on the committee. Adam will send an email to the community to see if anyone is interested in joining.
 - Pilaster lights assessment will be conducted. Checking to see if the lights are on at night and if they are bright enough. If lot owners disagree with assessment they should respond to the notice letter.
 - To assist lot owners with troubleshooting pilaster light problems, board will take picture of light photo cells and also revise notices letters to include tips such as checking with an electrician if in doubt.
- Status List/Old Business:
 - Arborist work completed on 2/17/26. One challenge: Can light next to a stump on Broadmoor.
 - Lot 202-Attorney is reviewing lot owner's attorney's letter.
 - Lot 144-Owner replaced roof without submitting form. Board and ACC will revisit case once form is submitted.
 - Lot in collections-Stacy is working to provide attorney with requested additional information.
 - Insurance- We'll reach out to the Insurance Commissioner again to see if there is discrimination or price gouging. We're still exploring other insurance options closer to budget.
- New Business:
 - Lot 27-Fines write off approved.
 - Lot 195-Board will re-visit write off request in May.
 - Signs in front of house/on house are not allowed per the Rules & Regs. Board needs to discuss decorative signs in yards (e.g., don't pee here, house number)
- Board Member Open Forum:
 - Board member raised concern about yard decor of one lot. Two anonymous complaints have also been submitted about this decor. The Rules & Regulations do not appear to prohibit this decor.
 - Four members are unavailable to meet on March 19th. March meeting will be cancelled and issues will be discussed via email.

F. MOTIONS

None

G. ADJOURNMENT

There being no further business to come before the Board of Directors, Adam R. moves and Victoria L. second the meeting to be adjourned at 7:52 PM. The next meeting will be April 16th.

Minutes taken by *Victoria Lucyk*

Board Treasurer & Secretary

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

Victoria Lucyk

Victoria Lucyk Treasurer & Secretary

February 19th, 2026