



BOARD OF DIRECTORS

Meeting Minutes

A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors met on April 16th, 2026 via Zoom. Homeowners were present. The meeting was called to order at 6:32 PM with Adam R. presiding.

B. ROLL CALL

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

Present: Victoria Lucyk, Lisa Pierce, Jeremy Flemming, & Adam Rosencrantz 4

Absent: Tasha Masitha, Gerald Burke 2

Others Present: Eugene Greer, William Ward, Tyler Allen, Stacy Legg 4

C. APPROVAL OF AGENDA AND MEETING MINUTES

Prior meeting minutes were approved via email.

D. FINANCIAL REPORT

- **Balance Sheet:** No questions
- **Profit & Loss:**
 - Insurance actual is higher than budget due to challenges with renewal
 - Payment plans are in place for majority of community. One lot has not paid dues.

E. AGENDA ITEMS

Owner Open Forum

- Eugene Greer raises concern about a homeowner in the neighborhood who has a boat in their driveway frequently.
 - The board's interpretation of the guidelines is that driveway is not the long-term storage solution. The Rules & Regulations allow for storage of recreational vehicles 48 hours before and after a trip. CC&Rs allow for 72 hours. Stacy conducts inspections once per month.
- Lisa Pierce asked if the guidelines apply to a dead tree in between two lots. The board advises Lisa to email Stacy regarding this issue.
- Victoria Lucyk questions whether recent letters advising overseeding are reminders or infractions. Soil temperature had not reached planting zone at the time the letters were sent. The intent was a reminder and to prompt owners to take action. If there were reasons for not taking action yet, email Stacy.

Committee Updates:

- **Architectural Control Committee (ACC):** 125 letters were sent in March
- **Social Committee:** Meeting needs to be scheduled

Old Business

- **Write Off Requests:**
 - Lot 49: Approved 4-0
 - Lot 95: Declined 4-0
 - Lot 114: Approve 4-0. Note: While the owner didn't actually request write-off, they will get a late charge and postmarks indicate communications were crossed in the mail.
 - Lot 144: discuss during status list
 - Lot 197: Declined 4-0
 - Lot 205: Approve 4-0
 - Lot 236: Approve 4-0



- **Status List**

- Welcome committee: Paused until there is a volunteer to run this. Prior discussion was mailer only with CC&Rs, Rules & Reg
- Low voltage lighting: Landscaper will do assessment of lights which need to be replaced
- Marble Pillars: Stacy to get updated quotes for cleaning & resealing.
- Gated Service Contract: Service was completed on 3/11/26
- Exist loops are starting to fail: Reading was low in March'26, but it was a rainy day.
- Dead tree removal in 3 places: Work is completed and we're awaiting an invoice.
- Hillside Maintenance: Letter will go out along with April notices. Board will review letter ahead of sending.
- View Protection: All requests are on hold
- Legal Counsel RE: View Protection: Board has responded to attorney who will send reply letter.
- Lot 50 tree: Closed due to inactivity
- Lot 144: Roof replacement without ACC form.
 - Board vote if this will be approved or not.
 - Argument for approval:
 - It's new roof with a 50-year warranty that is incrementally better than what was installed before.
 - CC&Rs allow for "Aesthetically similar to other approved products"
 - 50-year warranty show meeting 2 of 3 requirements
 - Argument against approval:
 - If Bottom line, if had submitted a form this would be caught.
 - Weight per square foot defines height of the shingle.
 - Looks different than surrounding roofs
 - Other considerations
 - In the past similar cases there have been liens put on property for an apples to apples situation in the past.
 - Board vote results in decision to not approve this replacement—see motion below.
- Collections on Liens: On hold pending documents to be shared
- Damaged truck in driveway: Stacy to ask owner to place in the garage or move offsite.
- Insurance: Cannot bill for costs w/o first amending the Rules & Regs. Adam will aim for an updated draft by next meeting.
- Landscaping update of entrances: Stacy confirmed the design fee can be rolled into Installation. Stacy to seek clarification if the 1-year timeline refers to Is calendar year or 1-year from signing date.
 - Board aligned to move forward if 1-year can be rolled into \$5000

- **New Business**

- New items added to the Status List
 - Gate replacement quotes
 - Weather sensor sprinklers: Board requests Stacy ask landscaper for quotes of weather sensor sprinklers so that the park is not watered when it's raining.
Water was one of the largest expenses in 2025 and we'd like to reduce cost impact where possible.

- **Board Member Open Forum**

- Website access: A board member and a home owner have reported being unable to access the Tuscany website. Board will monitor for additional reports and investigate if warranted.
- Crack sealing for gated area: Cracks not being sealed at the time of repaving in the gated area causes additional maintenance work for home owners. Board to ensure crack sealing takes place next time the road is re-paved.



F. MOTIONS

Adam motions to not approve the roofing replacement that was installed on Lot 144 because it doesn't meet requirements and for failure to properly submit form. Lisa seconds. Votes: Yes-3 Jeremy, Adam, Lisa Abstain-1 Victoria.

G. AJOURNMENT

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 8:25 PM. The next meeting will be May 20th.

Minutes taken by: Victoria Lucyk, Secretary & Treasurer.

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

Victoria Lucyk

May 18th, 2026

Victoria Lucyk Treasurer & Secretary