



BOARD OF DIRECTORS

Meeting Minutes

A. CALL TO ORDER

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

B. ROLL CALL

(Quorum Met after Lisa joined at 7PM) On roll call the following members were:

Present: Victoria Lucyk, Jeremy Flemming, Adam Rosencrantz, Lisa Pierce	4
Absent: Tasha Masitha, Gerald Burke	2
Others Present: Stacy Legg, Gene Greer	2

C. APPROVAL OF AGENDA AND MEETING MINUTES

Meeting minutes approved (3-0) in the meeting.

D. OWNER OPEN FORUM

- No Owner Comments

E. COMMITTEE UPDATES

- **Social Committee:** No updates
- **Architectural Control Committee (ACC):**
 - 26 violations sent in April.
 - Request for Stacy to add a table of ACC requests by month to give visibility.

F. FINANCIAL REPORT

- **Balance Sheet:** \$224,086
- **Profit & Loss:** No discussion
- **Aging Summary:** Several accounts owing balances over \$1K. Stacy will send a letter reminder to the owners, including a warning that liens can be placed if balances are not paid.
- **Other:** Bank is being switched from Columbia Bank to Western Alliance Bank. With this switch, there is the option to place funds in a money market account, which will gain interest. Stacy will send a Consent to Action to get written approval for this from the board.

G. STATUS LIST

- **Write Off Requests:** No requests reviewed in this meeting.
- **Old Business**
 - **Website Renewal:** renewal is in October and domain expires in September. Board will renew both in September.
 - **Vertical Response Renewal:** July 1st. There is an autopay on Stacy's card. We'll investigate debit card option with new bank for future renewal. With new bank, we can set up a petty cash account with a debit card attached.
 - **Low voltage lighting:** As we're planning to re-do the entrances in a few months, we shouldn't replace lighting in the entrances. Park area lights can still be fixed.
 - **Community Entrances Marble Sealing:** Two companies will provide quotes within the next two weeks.
 - **Gate service:** No action needed at this time.
 - **Gated telephone system:** Stacy will get more bids. Once all bidss are in, we'll surface options to gated homeowners for vote.
 - **Pedestrian Gate on 44th Ave:** Issues with self-closing. Gate gets stuck. Jeremy will look at it.
 - **Reserve Study:** Completed
 - **Slope Maintenance letters:** Went out last week.



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- **Slop Maintenance request:** Homeowner who sent a complaint in 2025 sent another complaint about other lots not mainlining hillsides and requested they be reimbursed for previous costs of having to maintain their hillside in 2023. Board discussed proposed respond to include:
 - Reiterating what we've previously shared relating to inspections being conducted from the roadway.
 - Clarify the timeline of events for their property specifically.
 - For the next inspections we've asked Stacy pay extra attention to the slopes viewable to from the street for vegetation and fencing that is not in compliance.
- **View Protection:** All view protection cases are on-hold pending legal guidance.
- **Lot 144 Roof Replacement without prior request:**
 - This was discussed last meeting and board motioned to not approve and Stacy to send a letter. Stacy did not receive approval on the drafted letter as Gerald and Victoria pushed back on the decision overall via email.
 - Letter reviewed in real time during the meeting so that board can vote and Stacy can respond back to home owners.
 - Letter revised to give more time address the situation.
 - Adam motions to approve the letter. Jeremy seconds. Lisa votes. Victoria votes no.
- **Collections Account:** There is one invoice we don't have a documentation for. Stacy awaiting to hear back from attorney about whether or not we should remove.
- **Updates to Rules & Regulations:**
 - Stacy shared proposal via email and board responded, only requesting a minor revision.
 - Reminder that inspections are completed from the street to be included.
- **Room to Grow contract**
 - Approved [4-0-0] Victoria motions and Adam seconds to approve the Room to Grow landscaping bid.
- **Artificial turf installation:** Include this in updates to the Rules & Regs.
- **New Business**
 - **Owner complaint about business—Microblading and Used Cars:** Board recommends Stacy respond including: (A) Rules & Regs component about businesses being allowed as long as there is not an influx of 5+ cars per day. (B) CC&Rs and Rules & Regs parking regulations. (C) Owner should feel free to report if they observe parking rules being broken.

H. BOARD MEMBER OPEN FORUM

- **Picnic:** Adam and Lisa will connect to plan for the picnic.
 - Date was previously set. Adam will look up and send a reminder.
- **Status of the Board:** Bylaws Article 7, Section 1, point C states, "The Board of Directors shall have power to: Declare the office of a member of the Board of Directors vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors"
 - Jeremy motions and Adam seconds to declare Tasha's seat vacant. [4-0-0]
- **Vertical Response:** Next time an email is sent to the community, include links to ACC forms.
- **Next Meeting:** Stacy will be unable to join the next meeting, but another J&M staff member will join.

I. SUMMARY OF MOTIONS

1. [Approved 3-1-0] Adam motions and Jeremy seconds to approve the letter to be sent to Lot 144.
2. [Approved 4-0-0] Victoria motions and Adam seconds to approve the Room to Grow landscaping bid.
3. [Approved 4-0-0] Jeremy motions and Adam seconds to declare Tasha's seat vacant.

J. AJOURNMENT

There being no further business to come before the Board of Directors, Adam moves and Jeremy seconds the meeting to be adjourned at 8:16 PM. The next meeting will be June 18th at 6:30PM.



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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 Secretary & Treasurer