



BOARD OF DIRECTORS

Meeting Minutes

A. CALL TO ORDER

The Tuscany at Northshore Homeowners Association Board of Directors met on June 18, 2026 via Zoom. Homeowners were present. The meeting was called to order at 6:34 PM with Adam R. presiding.

B. ROLL CALL

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

Present: Adam Rosencrantz, Lisa Pierce, Victoria Lucyk 3

Absent: Gerald Burke, Jeremy Flemming 2

Others Present: Ryan Ellingson, Anette Evans, Charles Lovekin, Celeste Conflitti, and Sara Grulich 5

C. APPROVAL OF AGENDA AND MEETING MINUTES

[Approved 3-0-0] Adam motions and Lisa seconds.

D. OWNER OPEN FORUM

- **Celeste Lovekin-Construction noise concern:** Near Celeste's home, there is construction currently occurring. Work appears to be taking place at all hours, with early start times and late end times. For example, work continues until 6:30PM or 7:00PM. Celeste approached the Contractor today to ask about this and the Contractor said that per the HOA rules they can work until 8PM. Celeste is requesting the board's opinion on this.
 - Board members on the meeting are not familiar with the 8:30pm timeline. Board will research and follow-up.
 - If governing documents do not currently cover this, we can evaluate during Rules & Regulations updates.
 - Board requests Celeste email Stacy about this as well.

E. COMMITTEE UPDATES

- **Social Committee:** Picnic will be August 8th from 1PM-5PM. Deposits on rentals have been made. So far costs are forecasted to be the same as 2025 although we are doing more in 2026! Mail reminders will be sent out. HOA will provide hamburgers, hot dogs, and beverages. Guests are invited to bring a side dish or dessert.
- **Architectural Control Committee (ACC): 3 requests came through in June**
 - **ACC Requests**

Type of Improvement	May 2026	June 2026
Roof Replacement	0	0
Painting	0	1
Front Door Replacement	0	1
Landscaping	2	1
Fencing	2	0

- **Compliance Inspection Notices**

Violation Noted	May
Lot Maintenance	68
Pilaster Light	16
Alteration Request Needed	2
Parking	3
Holiday Décor	1
Unsightly Conditions	3
Fencing- Standards & Like New Condition	3
Driveway Maintenance	37
Garbage Bin(s) Visible	4
Tree & Shrub Maintenance	7



F. FINANCIAL REPORT

- **Balance Sheet:**
 - No questions
 - Balance \$224,473.52
- **Profit & Loss:**
 - General
 - What is driving up the cost of Community Communications? Was it slope maintenance reminders? Board will email Stacy to inquire about this.
 - Board will monitor Business & Operating line as YTD costs are 82% of the annual budget amount.
 - Gated
 - What is driving cost of Neighborhood Communications?
 - For 2027 we should add a line item in the gated area for Neighborhood communications
- **Aging Summary:**
 - The Aging summary has reduced

G. STATUS LIST

- **Write Off Requests:**
 - None discussed
- **Old Business**
 - **Attorney update:** We'll follow-up with Stacy if there is an updated. Haven't seen one via email.
 - **Low voltage lighting repairs:** Adam has given equipment to Landscaper to start repairs with existing supplies
 - **Marble Pillars:** New bid by Marble Life for Cleaning & Sealing \$14.5K Full Restoration \$54K, UV Protection \$64.8K. Board will not make a decision tonight in case Stacy is working on additional bids. Purpose of cleaning and sealing is to avoid structural damage in the long term.
 - **Questions:** Is repainting the letters included? Not at this time, but the board can look into it.
 - **Entry System:** We have some bids and need to do more research as a board. After research is completed, we will surface info on available options to the gated community members.
 - **Pedestrian Gate:** Jeremy investigated and repaired this.
 - **Hillside Maintenance Letter:** Went out as a reminder to home owners with slopes.
 - **Hillside Maintenance Concern:** No additional follow-up from home owner since last communication.
 - **View Protection:** With attorney at this time.
 - **Lot 144:** No updated response as far as board is aware.
 - **Collections Account:** With attorney. Collection of funds is being pursued. Foreclosure notice was sent.
 - **Insurance Renewal:** Insurance was renewed at a YoY higher cost. Rules & Regulations will be updated moving forward to address this.
 - **Updated Rules & Regulations:** With the attorney to review and draft changes.
 - **Updated landscape design at entrances:** Board met with Room to Grow on 6/17 for a site review to inform designs.
 - **Sucker removal from plum trees around Browns Point:** Suckers are growths on the tree around the roots. It's better for the tree health and water usage for these to be removed.
 - **Victoria motions to approve OmniChanel Bid to remove suckers from plum trees, Lisa seconds. 3-0-0**
 - **Slope maintenance along Browns Point:** Clarification needed if slope along Brownspoint Way is owned or maintained by Board or Home Owner. Following the Slope Maintenance letter, a home owner shared the maintenance has historically been done by the board. Regardless of ownership and maintenance outcome, the Board's intent is to document who is responsible for maintenance.
 - **Street Sweeping:** Lisa & Adam approved via email. There were two bids one from Omni and one from a street sweeping company.



- **Adam motions to approve the OmniLandscaping bid for street sweeping. Lisa seconds. 3-0-0**
 - **Drain near the park and Lot 212:** Drain is clogged. Two bids have been obtained. One company highlighted that there are two drains-one in the park and one on Lot 212. More info is needed to make a decision. (e.g. Is the drain on Lot 212 actually connected to the drain in the park? If the drain on Lot 212 is connected, we need to discuss cost distribution and next steps with the owner).
 - Precision-\$1.7K + tax to blow out the affected pipes.
 - If home owners are aware of additional drainage issues in the park, please alert Stacy and the board can group the work together.
 - **Follow-up on rain sensors for park sprinklers:** Was discussed in previous meeting. Adam re-added to the status list to ensure we can follow-up on this with Omni. The board would like to add rain sensors to park sprinklers as a cost saving measure as discussed in the budget meeting.
- **New Business**
 - Question from Charles Lovekin about 43rd. Will a street sweeper come through that area? That street is owned by the City. Board recommends home owners report to the city by calling 311 unless there is request for the board to look into this and community to pay for it.

H. BOARD MEMBER OPEN FORUM

- No discussion

F. MOTIONS

[Approved 3-0-0] Adam motions and Lisa seconds to approve the May meeting minutes

[Approved 3-0-0] Victoria motions and Lisa seconds to approve OmniLandscaping bid to remove suckers from plum trees.

[Approved 3-0-0] Adam motions and Lisa seconds to approve OmniLandscaping bid for street sweeping in the gated area.

G. AJOURNMENT

There being no further business to come before the Board of Directors, Adam moves and Victoria seconds the meeting to be adjourned at 7:25 PM. The next meeting will be July 16th, 2026.

Minutes taken by: Victoria Lucyk, Secretary & Treasurer.

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

Victoria Lucyk

Victoria Lucyk Secretary & Treasurer

June 18th, 2026