

TUSCANY HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Tuesday, January 27, 2015

Tuscany Clubhouse @ 6:00 p.m.

Roll Call:

The meeting was brought to order at 6:00 p.m. In attendance were: Steve Yearsley, Amanda Myler, David Gural, Jack McGee, Ann Marie Baird on behalf of Brighton Corporation, and Thomas Sauer.

Meeting Minutes:

The Board reviewed the September 11, 2014 meeting minutes. David Gural made a motion to approve the September 11, 2014, meeting minutes. Jack McGee 2nd the motion and the motion was carried unanimously.

Reports:

Year End Financials: Ann Marie had previously e-mailed The Board the year end Financials for their review.

Old Business:

Rome/Eagle Fire-Attorney Response: Ann Marie informed The Board that it was Vial Fortheringham (attorneys that represent the subdivision in this matter) opinion that we should not pursue this matter any further since there was no cause of fire in the fire report. The Board agreed but asked Ann Marie to send a letter to the Meridian Fire Department notifying them of this situation.

Reserve Study- The Board had no changes to the Reserve Study. The Board requested that Ann Marie make the spreadsheet available on the website and in the newsletter after it is finalized.

Fountains and Ponds-Action Plan- Ann Marie notified The Board that Mike will have the fountains on a regular rotation for maintenance and that Aqua Techs will start working on the ponds.

New Business:

Landscaping-Action Plan- Ann Marie notified The Board of the landscaping plan. Tuscany Village is getting three (3) playground benches installed. The Board picked the red/sand color for the benches. Ann Marie presented Bark Blowers bid to have new bark installed. The Board agreed to start at Tuscany Village and the 1st phase of the patio homes. The landscaper presented two (2) choices to The Board to replace the grass clumps along Zaldia. The Board agreed to have the purple bushes installed.

ACC Creation-Paint- Ann Marie informed The Board that they needed to create an ACC Board. The Board decided that they would take volunteers at the annual meeting.

Ten Mile Gate Change- Ann Marie presented The Board with a proposal to fix the Ten Mile Gate change so that the irrigation district and public can still access the pathway. The change would cost \$1,300.00. Amanda Myler made a motion to make the change to the pathway. Jack McGee 2nd the motion and the motion was carried unanimously.

Capulet Pond- David Gural and Ann Marie met with ACHD and Lawn Co. that afternoon to discuss the Capulet Pond. Ann Marie then presented The Board with ideas on how to fix Capulet Pond. ACHD said that it will come in and remove all the landscaping and put in sand at their cost. ACHD does not have a timeline on when they could complete the work. The Board has concerns about ACHD performing this work and the impacts it would have on the surrounding homes. Another option is for the subdivision to fix the pond. Steve Yearsley is going to get bids from contractors to fix the Capulet Pond.

Signage List- Ann Marie presented The Board with a current list of the signage that is available for the subdivision. Jack McGee made a motion to purchase a few more signs that are needed for each entrance. David Gural 2nd the motion and the motion was carried unanimously.

Accounts Payable- The Board asked Thomas Sauer to leave the meeting. The Board then asked Ann Marie about the current status of the accounts payable.

Adjourned:

With no further business the meeting was adjourned at 7:16 p.m.

Following Meetings:

Tuesday, April 14, 2015, Board Meeting at 6:00 p.m. at Tuscany Clubhouse

Tuesday, April 21, 2015, Annual Meeting at 6:00 p.m. at Siena Elementary

Tuesday, May 19, 2015, Re-Called Annual Meeting at 6:00 p.m. at Siena Elementary

TUSCANY HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Tuesday, April 14, 2015

Tuscany Clubhouse @ 6:00 p.m.

Roll Call:

The meeting was brought to order at 6:00 p.m. In attendance were: Steve Yearsley, Amanda Myler, David Gural, Jack McGee, Ann Marie Baird on behalf of Brighton Corporation.

Meeting Minutes:

The Board reviewed the January 27, 2015, meeting minutes. David Gural made a motion to approve the January 27, 2015, meeting minutes. Jack McGee 2nd the motion and the motion was carried unanimously.

Reports:

Financials: Ann Marie had previously e-mailed The Board the Financials for their review.

Old Business:

Capulet Pond: Steve Yearsley met with Irminger to see what can be done with the pond but there was too much water. Steve Yearsley will schedule another meeting with them.

ACC Creation- Paint- The Board has received notification of three (3) volunteers; David Smith, Alexa Medema, and T.L. Cays. The Board would like to see if anyone else is interested at the Annual Homeowners meeting and then have the new Board appoint these positions.

New Business:

Patio Homes Meeting/Rep Sign Up- The Board would like to have a sign-up sheet at the Annual Homeowners Meeting to see if there would be any interest in an advisory Board for the Patio Homes Area. The Board is also interested in scheduling a meeting with the Patio Home Owners.

Softball Team Sponsor- The Board requested more information on this request.

Annual Meeting Packet- The Board reviewed what would be included in the Annual Meeting Packet.

Adjourned:

With no further business the meeting was adjourned at 6:42 p.m.

Following Meetings:

Tuesday, April 21, 2015, Annual Meeting at 6:00 p.m. at Siena Elementary

Tuesday, May 19, 2015, Re-Called Annual Meeting at 6:00 p.m. at Siena Elementary

Tuesday, June 23, 2015, Board Meeting at 6:00 p.m. at Tuscany Clubhouse

TUSCANY HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Wednesday, May 13, 2015

Tuscany Clubhouse @ 6:00 p.m.

Roll Call:

The meeting was brought to order at 6:00 p.m. In attendance were: Steve Yearsley, David Gural, Jack McGee, Matt Dyke, Ann Marie Baird on behalf of Brighton Corporation, and Jim Conger representing Conger Management Group.

Discussion:

Jim provided a layout design proposed for the 5 acres on Eagle Road north of the Tuscany Rome entrance. The 5 acres would be single family home sites with a mixture of single story and 2-story designs, to be constructed by Tahoe Homes. He explained the need to use the ingress – egress easement already in place along Rome Drive, in the common area on the north side of the road. He requested to use this area as a permanent access road instead of just an emergency ingress-egress. This would allow residents from the northern communities' direct driving access to Rome Dr.

Resolution:

Matt motioned to deny the request for permanent access, meaning the area in question would only be an asphalt path accessible by vehicles only in emergencies. Steven Yearsley seconded the motion, and the Board members in attendance voted unanimously.

Adjourned:

With no further business the meeting was adjourned at 6:25 p.m.

Tuscany HOA

Minutes 9-29-15

Members present – Steve Yearsley, Ben Hambleton, Dave Gural, Ann Marie Baird

Treasury – Discussion on Credit Card charges. All around 2% except AmEx, which is around 5%. Consider dropping AmEx, more later. Two major overages in the Financials - \$3000 for Irrigation Repair – possibly from new policy from Nampa Meridian Irrigation. Ang \$10,000 for Fountain Maintenance (discussed later under Fountain Report)

Tree Replacement – as they get trees, they are replacing them. From walkthrough, 25 trees have been pulled and replaced.

Landscape bids – Lawnco (~\$156K), Perfect Touch (~\$121K), Franz Whitte (~\$160K), Aloha (~\$131K). Decision to be made at budget meeting.

Pool Maintenance bids – 3 companies: Bottom View (~\$20K), Absolute Pool Care (~\$19K), and Pool Doctor (~\$21K). Decision to go with Absolute Pool Care for 2016.

Budget Expenses – Janitorial will remain the same.

Landscaping – Common Area Improvements:

- Palermo – clean up sides

- Roses wherever – replace

- Village – Clean up – Bus stop where kids trample. Grass?

 - Concrete? Benches?

- Bark - \$15K last year, probably another \$15K to finish most areas.

- Pond Banks – bid will be around \$50K – correct pond erosion.

Lighting repair – same

Vandalism – same

Water Features – same except for Palermo and Balthasar – bids to come

Contract pool Maintenance – same

P&C Repairs/maintenance – same

Deck – Sand blast each year

Reseal/Tile bathrooms – do them all – same

Community Events – increase NNO and Parade – keep others same

New Business

- Energy Device Guidelines – follow CCR and guidelines already in place
- Westel Fiber – no to ad in newsletter
- Credit Card – done earlier

Committees:

ACC – up and running

Patio Home committee – more info next time

Clubhouse Committee – Meeting soon to adopt new rule concerning homeowners being present during events at clubhouse

Activities Committee – never really formed. Use volunteers for each event – need to get feedback from event organizers.

Capulet Pond – Precision Pumping to check into pond. Waiting for a plan on the pond

Next meeting is October 27, 2015 at 6 PM to finalize the 2016 budget

Respectfully submitted

David Gural

TUSCANY HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Tuesday, October 27, 2015

Tuscany Clubhouse @ 6:00 p.m.

Roll Call:

The meeting was brought to order at 6:00 p.m. In attendance were: Steve Yearsley, David Gural, Jack McGee, Ben Hambleton and Ann Marie Baird on behalf of Brighton Corporation.

Meeting Minutes:

The Board reviewed the 9/28/15 meeting minutes. Jack made a motion to approve the minutes. Ben 2nd the motion and the motion was carried unanimously.

Reports:

Financials: Ann Marie had previously e-mailed The Board the Financials for their review.

2016 Budget: Ann Marie provided a budget with estimates based on current use, contracts, and bids. Absolute Pool Care was chosen to continue maintaining the pools. Perfect Touch was awarded the landscaping contract. It was motioned and approved to move the next Audit to 2017, and skip 2016. Water features will need to be discussed at the annual meeting. After a lengthy review of all line items Jack motioned to approve the budget with changes. Ben seconded, and the motion carried unanimously.

Old Business:

Capulet Pond: Steve Yearsley working on.

Lake Erosion: Precision Pumping fixed the auto fill on the well pump for the ponds, and materials and work will start being brought in to work on the banks over the winter months.

Credit Card Processing: After review of the expenses, Jack motioned to remove AMEX from our credit card processing and keep the others as is. Ben seconded and the motion carried unanimously.

New Business:

Fishing Rule: After review of the petition and comments from residents along the ponds, it was agreed to keep the "No Fishing Rule". Ann Marie will work with Ben on writing up a response, and posting it in the newsletter.

Patio Homes Requests: The group has compiled a list of wants. 1) extra trimming, 2) calendar of when services happen, 3) Russian Sage around mailboxes replaced with another plant, 4) some residents want rock not bark 5) additional snow removal. The 3rd pruning was approved, and the calendar will be provided. We will work with the group to pick out new plants to replace Russian Sage, and residents may do rock on own if sign release of liability for damage, and snow removal will stay the same.

Adjourned:

With no further business the meeting was adjourned at 7:32 p.m.