

TUSCANY HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Wednesday, February 1, 2017

Tuscany Clubhouse @ 6:00 p.m.

Roll Call:

The meeting was brought to order at 6:00 p.m. In attendance were: Steven Yearsley, David Smith, Doug Mabe, Warren Cays, Skye Ragland and Ann Marie Baird on behalf of Brighton Corporation.

Meeting Minutes:

The previous minutes from 10/11/16 were reviewed. Warren motioned to approve and Doug 2nd. The motion passed unanimously.

Reports:

Financial Audit: Anne Marie presented bids for an audit of the financial statements of 2015 and 2016. Doug motioned to accept the bid of Grow Rasmussen & Co. Warren 2nd and the motion passed unanimously.

Club House Furniture: The board asked Anne Marie to shop for a new couch, chairs and area rugs to replace furniture that was purchased when the clubhouse was opened. A sound system may also be installed if there is money remaining in the budget.

Old Business:

No Fishing Rule: Anne Marie presented the results of the fishing survey which showed that 60% of the residents wanted to keep the no fishing rule. Doug motioned and Skye 2nd to continue the no fishing rule. The motion passed unanimously. The board asked Anne Marie to research the cost and other impacts of removing the fish from the ponds.

Landscape Contract: The board decided to remove pruning from the landscape contract with Perfect Touch. A vendor for pruning will be determined at a later date.

Tybalt Water Feature: Skye motioned and Dave 2nd to spend \$5,565 repair the water feature in the Tybalt pond. Motioned passed unanimously.

Lakes Pond: Anne Marie presented bids for the erosion control in the Lakes Ponds. Dave motioned and Skye 2nd to approve up to \$75,000 for the erosion control. \$15,000 is in the current draft of the 2017 budget and \$60,000 will be paid from reserves. The motioned passed unanimously.

New Business:

2017 Board Elections: The board discussed changes to the 2017 elections to insure that all residents have an opportunity to be nominated and vote for the election of HOA Board Members. If residents are interested in volunteering for the Board they should submit a brief paragraph (3-5 sentences) on who they are and why they want to be on the Board of Directors.

Participants will have their paragraphs published via the newsletter and with the annual meeting notices that will go out by mail. A ballot along with a proxy will also be published with the annual meeting notice. This will allow residents who are not in attendance to vote by proxy.

HOA Parcel: Dave motioned and Skye 2nd to request that Anne Marie send an email to all residents requesting their input on the sale of a strip of land that an adjacent home owner would like to purchase. This motion was approved unanimously.

Adjourned:

With no further business the meeting was adjourned at 8:45 p.m.

TUSCANY HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Thursday, March 9, 2017
Tuscany Clubhouse @ 6:00 p.m.

Roll Call:

The meeting was brought to order at 6:10 p.m. In attendance were: Steven Yearsley, David Smith, Doug Mabe, Warren Cays and Ann Marie Baird on behalf of Brighton Corporation. Also in attendance as observers were: David Gordon, Marcella Peterson, Nikki McNeill, Rusty McNeill, Kathi Selimshayev and Shane Holloway.

Meeting Minutes:

The previous minutes from 2/1/17 were reviewed. Warren motioned to approve with amendments and Steve 2nd. The motion passed unanimously.

Reports:

Club House: Anne Marie presented estimates for replacement furniture in the clubhouse. The board ask Anne Marie to present the options to the Club House Committee for recommendations.

Patio Homes: The Patio Homes Committee requested that Patio homeowners be allowed to pay their fees in two installments. Warren motioned to split the fees and Doug 2nd. The motion passed unanimously. The committee also reported that they have reviewed and reduced their expenses. They requested a reduction of their annual assessment with no decision.

Old Business

Capulet Retention Pond: Steve presented a proposal for correct the drainage issue in the retention pond on Capulet. Steve and Anne Marie will request bids to complete the work.

Landscape Pruning: The board removed tree pruning from the landscape contract. Anne Marie is in the process of collection bids for this service.

New Business:

None

The board as a new email address: hoa@homeattuscany.com

Adjourned:

With no further business the meeting was adjourned at 8:00 p.m.

TUSCANY HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Tuesday, June 13, 2017

Tuscany Clubhouse @ 6:00 p.m.

Roll Call:

The meeting was brought to order at 6:03 p.m. In attendance were: Steven Yearsley, Warren Cays, Del Burke, Blake Hill, Kallie Komoda, and Ann Marie Baird on behalf of Brighton Corporation.

Meeting Minutes:

The previous minutes from 3.19.17 and 5.9.17 were reviewed. Warren motioned to approve with amendments and Del 2nd. The motion passed unanimously.

Reports:

ACC: This committee is working well. We did receive a volunteer, which we will consider as backup in case one of the current members decides to step away. Ann Marie updated the group with the recent approvals of the large shop on Romeo, and the home that had to change their paint because they didn't receive approval.

Club House: A volunteer from the committee is going to look at RC Willey for furniture and provide suggestions to replace the couch and chairs. Ann Marie will work with the group to get this done.

Patio Homes: This committee requested a reduction of their annual assessment, and was not provided a response yet. The Board is reviewing quotes on reserve studies and will revisit this issue at their next meeting.

Landscaping: There were a good number of residents that volunteered for this committee, and after some discussion, the board has asked that they review the Village entrance as their first project and then move on to others. Ann Marie will get a meeting set up with them and invite the Board to attend as well.

Activities: We are currently searching for a 4th of July volunteer to run the parade. Cathy Schoenfeld is working on NNO for August 1st, and the Fall Garage Sale is September 23d.

Old Business:

Fountains: Pristine has been disappointing to work with. They have stated that the fountains will be operational by the end of Wednesday, 6/14/17, and they are also going to provide an assessment of the fountains to the Board for review this week. Ann Marie will follow up with them after Wednesday. It was requested Ann Marie also work on getting bids to re-paint the fountains.

Capulet Retention Pond: Steve is working on getting bids for an engineering design that will then be put out to bid.

Lakes: The additional rock going in around the ponds has been completed. We'll now be monitoring the areas without rock to see how they are holding up.

Landscape Pruning: After reviewing the bids for pruning and discussing the concerns that were raised on trees that were topped, and aggressively trimmed last year, Warren motioned to have

the pruning taken out of Perfect Touch's contract restored. Kallie seconded. Ann Marie also noted a list of trees that need replaced and it was approved that she work with Perfect Touch to get these addressed.

Stark Property: Steve noted that he has been in contact with the neighbors and Starks and that an offer was made to provide water from the neighbor's irrigation to the area, and the Association would mow it if the owners were to sod the property, and now we're waiting for a response.

Bureau of Reclaimed Land: After discussion on the area, it was agreed that if the homeowner making the request were to pay for the \$500 attorney fee for the maintenance agreement to be written up by NMIRR, then the Association would pay to install the sod and sprinklers and mow the area.

Matt Cardon Common Space: After discussion, it was agreed that Steven will reach out the Matt and let them know that if they want to pay to have an irrevocable easement drawn up, the Association would review, and once agreed to they would be able to take over this property removing it from the HOA irrigation and adjusting their fencing if wanted.

New Business:

Bike Racks: The request to have bike racks at the pools and bus stops was reviewed. After discussion it was found that the Zaldia pool was the space most in need, and Ann Marie agreed to get some options for review put together.

Reserve Study: After discussion the group agreed to review the options, get more familiar with the original reserve study, and then revisit at the next meeting.

Adjourned:

With no further business the meeting was adjourned at 8:35 p.m.

TUSCANY HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Tuesday, August 14, 2017

Tuscany Clubhouse @ 6:00 p.m.

Roll Call:

The meeting was brought to order at 6:05 p.m. In attendance were: Steven Yearsly, Warren Cays, Dell Burke, Kallie Komoda and Ann Marie Baird on behalf of Brighton Corporation. Blake Hill arrived at 6:15. Also in attendance as an observer was: Shawn Peterson.

Meeting Minutes:

The previous minutes from 6/13/17 were reviewed. Del motioned to approve and Warren 2nd. The motion passed unanimously.

Reports:

Financials: Warren highlighted the overages: 1. Snow removal (hasn't changed) 2. Utility security overage was for the node that was replaced for the Tiber Pool key pad over the 4th of July. 3. Misc. income contains collection fees for accounts that have been written off in the past, i.e. home forecloses with past dues. Restitution for the tree was accounted for is also included. The remaining amount are collections that have been written off but came in. Warren suggested moving the collection items from misc. income to a new line item to help offset expenses.

The next meeting will be a budgetary meeting. Ann Marie asked for any large items that need bids so she can have them ready for the next meeting. Bids for painting fountains, improved pool security systems, and rock for ponds on the south side of Palermo are in progress. For janitorial services, Sister Sweepers has done an excellent job and she has not raised her prices in ~7 years, per Ann Marie. Plan to continue with current services and no need to rebid.

ACC: This committee has been going well. No new items to report.

Club House: The new furniture has arrived.

Patio Homes: Rusty McNeil, the current Chairperson, has recently moved. They planned to appoint a new Chair at their latest meeting, August 13th, 2017. The next meeting is set for September. The proposal to split the maintenance fee billing increments from January to January and July was approved. A reduction in fees was not approved. Once the new reserve study has been completed, fees will be reassessed.

Landscaping: Meeting scheduled for August 22nd at the Clubhouse. The first action item on their list is the Village entrance.

Activities: National Night Out was a successful event. Additional money was authorized for food. Money that had been allocated to the Tuscany Triple was available. Upcoming events:

National Day of Service and pancake breakfast, Fall yard sale, and the Holiday light contest. Steven asked for \$100-150 to help with food for the National Day of Service. The Board had authorized payment for the park reservation, but the park reservations don't start until noon. The Board agrees to send email to residents, add to the community calendar and to pay for the fliers.

Old Business:

Fountains: Ann Marie is still looking for additional companies to bid on the fountain maintenance. Pristine's maintenance contract has been terminated. The owner, Jason Slater, underwent back surgery recently and Ann Marie has been unable to get a hold of him. Ongoing repair work is pending. Steven suggested sending a legal notice in a few weeks if no response.

Pipeline inspection completed pressure testing on the Palermo top fountain pipes. They were unable to get a seal. Conversion of the top of the Palermo fountain and the Balthasar fountain to a planter was discussed. Warren suggested a survey to the homeowners to help with the decision. It was noted that Lochsa Falls, Brighton, and several other subdivisions have gotten rid of their water features this year.

Capulet pond/retention area: The HOA owns the land, but ACHD owns the drainage system. The current landscaping is overdone and the draining is clogged. The Land Group and Renaissance were contacted to do engineering work, but they were too busy. Steven will contact another option. If ACHD maintains it, it will be a giant sandbox without any landscaping. The Board agreed to work towards what it looked like 8 years ago instead of using ACHD.

Stark Property: Steve said Jason Davidson spoke with Greg Johnson and came up with an agreement. Steve will follow up with Greg.

Bureau of Reclaimed Land: The neighbors will split the cost of the attorney fee with monthly payments. Ann Marie is working with the landscapers to develop a plan to show the Irrigation District for review. The HOA will provide sprinklers, sod and maintenance.

HOA parcel by Water Tower: Matt Cardon wants to take this property over. He will provide the irrigation and fence. The HOA attorney has reviewed and sent opinion to the Board. The HOA has agreed to review an irrevocable easement if drawn up by the homeowner's attorney.

Bike racks: Zaldia pool area was determined to have the most need for a bike rack. Ann Marie to get a bid for a 5 wave rack and concrete pad for the Zaldia pool. Bus stops change annually, so none will be added to the bus stops at this time.

Reserve study proposals: Proposals were reviewed. North Star is a new company, but they employ the same person we have used in the past (\$5,600). Ann Marie as had good experiences with North Star in other subdivisions. Reserve Data Analysis based in Washington (\$7,800). The Reserve Study Group, based in SLC (\$3,500). Burgo will be moved from the patio

homes to the general account. The Board members will review current study with pictures prior to choosing a company. The study will have a start date of Jan 1, 2018.

New Business:

Pool security guard: Ann Marie presented a few options for pool security. Options were all over the board ranging from \$700/month to \$18.75/hr with a guard in a car. Some companies only do night patrol, which isn't what is needed. Most issues happen during regular pool hours. The Board had a lengthy discussion about the cost vs the severity of the occurrences.

Pool security system: An upgraded security surveillance system was discussed. Logging into the security system is difficult and inconsistent. The viewers are outdated and the DVRs are all original to Tuscany. The Board agreed to move forward with bids for upgrading the surveillance systems at each pool.

Dog waste stations: A few homeowners have requested dog waste stations throughout the neighborhood. Warren noted these are available at the park, they require daily maintenance, and that this is a universal problem. This was determined to be too costly for ongoing refills and daily garbage collection in the common areas.

Adjourned:

With no further business, the meeting was adjourned at 8:00 p.m.

TUSCANY HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Tuesday, October 17, 2017

Tuscany Clubhouse @ 6:00 p.m.

Roll Call:

The meeting was brought to order at 6:05 p.m. In attendance were: Warren Cays, Del Burke, Blake Hill, Kallie Komoda and Ann Marie Baird on behalf of Brighton Corporation. Also in attendance as observers were: Jason Porter and Shirley Fredrickson.

Meeting Minutes:

The previous minutes from 8/14/17 were reviewed. Warren motioned to approve and Del 2nd. The motion passed unanimously.

Reports:

Financials: Sent via email.

Budget 2018:

The annual budget was approved.

The following contract renewals were approved:

- Perfect Touch for landscaping for both the entire subdivision and Patio Homes
- Absolute Pools

ACC: This committee has been going well. No new items to report.

Club House: This committee has been going well. No new items to report.

Patio Homes: The minutes from the last meeting have not been provided to the Board. Shirley Fredrickson has been appointed as the new chairperson.

Landscaping: This committee is meeting monthly. Landscaping proposals for the Village entrance are in process.

Activities: Upcoming events: Holiday light contest.

Old Business:

Fountains: All are being prepared for winterization. Pristine completed the basalite interior waterproofing on Palermo and Blathazar. Lights on Palermo and Balthazar will be installed next week.

Capulet pond/retention area: Design in the works from Alpha & Omega.

Stark Property: Waiting for a response from Greg Johnson.

Bureau of Reclaimed Land: Nampa and Meridian Irrigation is working on a maintenance agreement. Once that is completed the landscaper can install irrigation and sod.

HOA parcel by Water Tower: Waiting to hear from Matt Cardon.

Reserve study proposals: Kallie motioned to accept the proposal from North Star. Blake 2nd. The motion passed unanimously. The study will have a start date of Jan 1, 2018.

New Business:

Reserve: Warren requested an update from the controller on the interest rates on the HOA cash reserve.

Adjourned:

With no further business, the meeting was adjourned at 9:30 p.m.