

TUSCANY HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Tuesday, January 30, 2018

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, Dell Burke, Blake Hill and Ann Marie Baird on behalf of Brighton Corporation.

Meeting Minutes:

The previous minutes from 10.17.17 were reviewed. Blake motioned to approve and Del 2nd. The motion passed unanimously.

Reports:

Financials: Year End financials were sent via email. The group reviewed Warren's comparative worksheets that were sent via email as well.

ACC: The homeowners of 2763 Santo Stefano are appealing the ACC's decision to the Board regarding some decorative panels. After some discussion the group unanimously denied the appeal, but noted that they'd be willing to consider some strategically placed panels with the addition of landscaping to help with their screening concerns.

Club House: The committee is looking at the addition of a TV, and possibly speakers, as well as new end tables and rugs, should the budget allow.

Patio Homes: The next meeting is set for February. Once the new reserve study has been completed, fees will be re-evaluated.

Landscaping: The group has made some headway. They've chosen Eagle Landscaping out of the proposals for improvements and are working on finalizing the bid. Once it's finalized Ann Marie will submit to the Board for review via email, so work can commence as soon as possible. The group is also already working on the Palermo entrance as well.

Activities: The 2018 events have been partially determined. Dates will be published in the newsletters and on the community website calendar.

Old Business:

Fountains: Pristine has finished up most of their work on the fountains, and they will be opened in the spring, as water becomes available. Ann Marie is still working on getting bids for exterior paint.

Capulet pond/retention area: The engineers completed the design, and now it's out for bid.

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: Greg Curtis with NMIRR decided a license agreement to maintain this area was not necessary, and for the HOA to go ahead and grass it. The landscapers will get this done this spring.

HOA parcel by Water Tower: The HOA has agreed to review an irrevocable easement if drawn up by the homeowner's attorney. The HOA is now waiting on Mr. Cardon to respond.

Reserve Study: Is scheduled for Feb/March 2018

Security System Upgrades: In reviewing the responses given by Sky High, Warren motioned to approve their bid, and Del seconded. One change will be to ask about updating and adding DVRs as well.

New Business:

Pet Station Request: Ann Marie presented a request to install pet stations. The Landscaping committee approved of some general locations. After some discussion on use, and how to manage the stations, the Board approved to order 7 stations and get them installed.

Putting Green Request: A suggestion was made to remove the putting green by the clubhouse and turn this area into a more useable space. After some discussion, the Board decided to ask for feedback in the next newsletter and on the website.

Adjourned:

With no further business, the meeting was adjourned at 7:18 p.m.

TUSCANY HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Tuesday, June 5, 2018

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, Dell Burke, Blake Hill, and Brittany Mitko and Ann Marie Baird on behalf of Brighton Corporation. The following Board positions were set: President Blake Hill, Vice President Del Burke, Treasurer Warren Cays, Secretary Steven Yearsley, Member at Large Brittany Mitko.

Meeting Minutes:

The previous minutes from 1.30.18 and 5.8.18 were reviewed. Steve motioned to approve and Blake 2nd. The motion passed unanimously.

Reports:

Financials: Latest financials were sent via email. David Blas and Kelly Watts from Washington Trust discussed some details about investment options for the community. Warren agreed to look into this further.

ACC: The committee has suggested some guidelines changes to help with approvals and will put together something for review.

Club House: New contacts will be added from the annual meeting volunteers. They will be rotated into the schedule at the beginning of the year or when an opening arises that they can pick up.

Patio Homes: This committee has slowed down in activity. Ann Marie has a meeting with the chair to check in on things. Once the new reserve study has been completed, fees will be re-evaluated.

Landscaping: Palermo plans are in the works and will be submitted to the Board for approval shortly.

Activities: A calendar was provided... The Tuscany Triple was added and National Night Out is in need of volunteers, and National Day of Service is TBD.

Old Business:

Fountains: The new spray nozzles are causing water to hit the signs and create additional rusting. Pristine has suggested adding valves to help regulate the pressure between them or changing out the pumps. Ann Marie will get pricing on this for approval and schedule. The metal plates will be scheduled for removal and replacement to help with the rusting as well, and we will continue to work on getting someone to re-paint the exterior.

Capulet pond/retention area: The engineers completed the design, and now it's out for bid.

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

HOA parcel by Water Tower: The HOA has agreed to review an irrevocable easement if drawn up by the homeowner's attorney. Mr. Cardon would like a permanent solution. Ann Marie will reach out to the attorneys to for an amendment suggestion.

Reserve Study: Is back and is not accurate and needs changes. Ann Marie will reach out.

Security System Upgrades: The system is up and running, everyone should have access. There is an extra camera that will be saved in the Clubhouse storage room.

Golf Area Suggestions: After some discussion the area will be measured out for a shed and sitting/covered area space.

Dog Stations: Additional garbage cans have been requested. Residents will be encouraged to take their bags of waste with them in the next newsletter.

New Business:

Annual Meeting Comments: The comment cards submitted were reviewed.

Landscaping Improvement Request: The request to address the common area next to 4329 Marsala was reviewed. Ann Marie noted that plants are already scheduled for replacement, and the sprinklers have been adjusted for their spraying. At this time the beds and sprinklers will not be changed any further.

Taormina Path: A design for posts and a chain were approved. Ann Marie will check into asphaltting around the chain and posts.

Drones: Julie Raymond attended as a guest to discuss her encounter with a drone and the concerns along with the use of drones in the community. Ann Marie will reach out to the City of Meridian, and attorneys in regards to what they suggest, and a reminder about being courteous will be noted in the next newsletter.

AirBNB: Kelly McKinnley, Tom Sigler, and Don Dallas attended as guests to discuss the concerns of AirBNBs. 2501 Tybalt was noted for being an AirBNB. Ann Marie will reach out to the attorneys for amendment language prohibiting short term rentals.

Adjourned:

With no further business, the meeting was adjourned at 9:45 p.m.

TUSCANY HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Tuesday, July 31, 2018

Tuscany Clubhouse @ 6:00 p.m.

Roll Call:

The meeting was brought to order at 6:12 p.m. In attendance were: Steven Yearsley, Warren Cays, Dell Burke, Blake Hill, Don Dallas, and Ann Marie Baird on behalf of Brighton Corporation.

Meeting Minutes:

The previous minutes from 6.5.18 were reviewed. Warren motioned to approve and Del 2nd. The motion passed unanimously.

Reports:

Financials: Latest financials were sent via email. Discussion was had on the fees for credit cards. Warren motioned to raise the dues \$50 for 2019 to \$600 annually and reduce the Patio Homes fee \$25 to \$350 annually. Del seconded and the motion passed unanimously. Warren also suggested that the Board be able to view (only) the operating account. Ann Marie will work on this. Warren also suggested to close the Wells Fargo account due to their service charges and move remaining reserves to USB. The remaining funds are with Washington Trust investment CDs.

ACC: The committee has suggested some guidelines changes to help with approvals and will put together something for review.

Club House: Discussion was had on the party that overtook the pool area, and caused turmoil. A copy of the reservation agreement and facility rules were reviewed. Suggestions were raised to increase the deposit add no smoking signs, add larger pool rules signs, do more education, and see what the committee suggests as well.

Patio Homes: This committee has slowed down in activity. Once the new reserve study has been completed, fees will be re-evaluated. Ann Marie has worked with the committee to create a letter for the patio home residents describing their services. It was approved for sending.

Landscaping: Palermo entrance plans were approved and will be underway as soon as possible.

Activities: A calendar was provided. National Night Out is in need of volunteers, and National Day of Service is set for September 15th.

Old Business:

Fountains: The pressure washing company and Don will be working on the fountains. Ann Marie will send out an email letting folks know about the work to commence at these entrances.

Capulet pond/retention area: The engineers completed the design, and now it's out for bid.

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

HOA parcel by Water Tower: The Association has reached out to Vial Fotheringham to amend the CC&Rs for this.

Reserve Study: Is back and is not accurate and needs changes. Ann Marie will reach out for a meeting.

Golf Area Suggestions: After some discussion it may be possible to budget for this in 2019.

Drones: The Board reviewed the response from Vial Fotheringham.

AirBNB: Vial Fotheringham is working on an amendment for this.

New Business:

Community Information Course: TL Cays suggested having an information course or putting something together to help homeowners easily find and know what's important about the community.

Adjourned:

With no further business, the meeting was adjourned at 9:23 p.m.

TUSCANY HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Tuesday, October 9, 2018

Tuscany Clubhouse @ 6:00 p.m.

Roll Call:

The meeting was brought to order at 6:05 p.m. In attendance were: Warren Cays, Dell Burke, Blake Hill, and Brittany Mitko and Ann Marie Baird on behalf of Brighton Corporation.

Meeting Minutes:

The previous minutes from 7.31.18 were not reviewed, to be reviewed at the next meeting.

Reports:

Financials: Latest financials were sent via email. Ann Marie provided a draft of the 2019 budget. Each line item was reviewed. Lawn Co was awarded the bid for landscaping services for 2019.

ACC: Nothing new to report

Club House: Ann Marie requested comments on rules and deposits discussed at the last meeting, and will share once received.

Patio Homes: This committee would like to set a meeting with the Board to discuss their maintenance fee and reserves.

Landscaping: Ann Marie will be doing a landscaping walk through with the committee to highlight some areas in need of attention in the upcoming years.

Activities: The next event is the holiday light contest in December.

Old Business:

Fountains: Palermo and Balthasar are up and running, and will be winterized in the next week or so. The nozzles still need adjusting from time to time, but otherwise it's running well. The other fountains will also be winterized in the next week or so.

Capulet pond/retention area: This project is on hold at this time. Bidding has been lengthy. The Board discussed keep this in the budget but only doing some simple cleanup stuff over the winter and leaving it natural for now.

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

HOA parcel by Water Tower: Currently Matt Cardon is working on drafting an easement to use the property, and the Association is working with Vial to draft an amendment to make this a permanent situation.

Reserve Study: There are still concerns, will try to set a conference with Aaron Lombardo and Warren.

Golf Area Suggestions: Area was measured, map included. Needs design layout for bidding.

AirBNB: An amendment was drafted. Ann Marie will reach out to Don and neighbors to get signatures.

Community Information Course: Needs follow up on.

New Business:

Signs: Concerns about speed have been made in the community. Ann Marie will ask ACHD about speed limit signs on Palermo, Montague, Zaldia, Rome, Ionia. Ann Marie will replace the faded security signs and add signs at the bridge by the Taormina path about pedestrian access only.

Adjourned:

With no further business, the meeting was adjourned at 9:00 p.m.