

RECALLED TUSCANY HOMEOWNERS ASSOCIATION
2019 ANNUAL MEETING Minutes
Thursday, May 16, 2019 ▪ 6:30pm
Sienna Elementary School ▪ 2070 E Rome Drive Meridian, ID

Roll Call

The meeting was called to order at 6:41pm by President Blake Hill. Board members in attendance were Blake Hill, Warren Cays and Steven Yearsley. Absent were Brittany Mitko and Del Burke. Brindee Collins of Collins Law was present as legal counsel. Joye Jones, Pat Liddell, Kyla Swartz and Sara Haws were present on behalf of Sentry Management.

Reading of the Notice

There was a motion to waive the reading of the notice. M/S/P (Hamilton, Avera)

Minutes

The Minutes of the 2018 Annual Meeting were approved as submitted M/S/P (Crotty, Simon)

Financial Report

Warren Cays, Treasurer of the Board of Directors, shared the 2018 year-end financial statements including the balance sheet and revenue vs. expense report. He also discussed the 2019 budget. There were several questions from the floor regarding the amount of reserves available for larger projects, how the patio homes were being maintained and how much the new landscape contract was comparative to other years. Warren addressed those concerns and shared that the prior landscaper, Perfect Touch, did not want to continue and therefore the Board solicited bids from several companies. LawnCo was the contractor previously and they were selected on a number of criteria.

Warren explained the monies set aside for the expenses of the patio homes; He also discussed the investments on behalf of the association to allow the money for capital expenditures to earn interest.

Some specific expenditures were detailed by Warren such as the pool resurfacing costs and the pond shores which were lined with rocks to prevent further erosion. He mentioned that the reserve study summary had been updated and was available on the website for viewing.

Following the Treasurer's report there were some questions regarding accounts receivable, both the dollar amount currently owed and the process by which they were being pursued for payment. Warren and Brindee Collins (attorney for the association) responded.

Election of Directors

The candidates for the Board of Directors introduced themselves and stated their qualifications and interest in the positions. The candidates included Del Burke, Warren Cays, Blake Hill, Jason Porter, Kathi Selimshayev, Jim Worley, and Steven Yearsley. Don Dallas also agreed to be a candidate. The votes were tallied and the directors elected for 2019-2020 were Blake Hill, Jason Porter, Warren Cays, Steven Yearsley and Don Dallas.

Amendments to the CCRs

The board discussed the proposed changes to the CCRs and encouraged questions from the homeowners. Details of the proposed changes and ballots were mailed to all owners prior to the meeting. Several questions were asked about current enforcement options in the CCRs and what the specific changes would be regarding fines. Attorney Brindee Collins spoke to Idaho legislation that first requires that the language indicating the ability to fine must be included in the CC&Rs. Once this language is included in the governing documents, the board would work on adopting a process for implementing fines and the related amounts of fines specific to type of violation. Brindee explained the process so everyone would understand that no fines would come as a surprise since there were multiple required steps prior to fining a homeowner. There were several other generic questions about the proposed changes to the CCRs which the board and Brindee answered, including the short term rental stipulations and what could be done to enforce the ruling should it pass approval by the homeowners.

There being no further business, the meeting was adjourned at 9:00 pm.

These minutes were prepared by Joye Jones of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of the Tuscany Homeowners Association on _____, 2020.

Steven Yearsley, Secretary
Tuscany Homeowners Association

Date