

**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

## **Tuscany HOA Subdivision Facts**

### **Sheet #1**

- 1) Initial Developer Tuscany Development, Inc.**
- 2) Original Legal Filings were in September, 2003**
- 3) Date of the recording of the HOA CC & Sept. 26, 2003**  
**There are 15 amendments to CC&R's mostly recording plats and legal for different phases.**
- 4) Articles of Incorporation forming Tuscany Homeowners Association, Inc. dated Dec. 1, 2003 filed March 4, 2004.**
- 5) Construction started in late 2003 and built out in late 2015, 12 years total.**
- 6) Subdivision consists of 15 different phases. 358.98 acres and total of 1077 homes.**  
**First twelve (12) phases built through 2009, the Developer was Tuscany Development, Inc.**  
**Last three (3) phases built between 2010 and 2015 the Developer was Brighton Investments, LLC**
- 7) Tuscany HOA was run and controlled by Tuscany Development, Inc. up until late 2010.**
- 8) Tuscany HOA first resident board members were not elected until 2010/2011.**  
**Steven Yearsley was one of the first HOA members elected.**
- 9) The conservative value of the Tuscany Homeowners Association, Ins. Is \$376,950,000**  
**(1077 X \$350,000 = \$376,950,000)**  
**That is the total estimated value of the HOA before any common area assets.**

## Tuscany HOA Subdivision Facts

Acerage by Phase

1)	Initial Developer	Tuscany Development, Inc.		
2)	Date of the recording of the CC & R's	Sept. 26, 2003		
3)	Articles of Incorporation forming Tuscany Homeowners Association, Inc. dated Dec. 1, 2003	filed March 4, 2004.		
4)	First phase of subdivision:	Combined project of Tuscany Lakes, Tuscany Village #1, Messina Hills, & Messina Village		
		Filing September 26, 2003 and included appx. 215.67 acres.		
5)	First amendment to CC&R's dated September 26, 2003 and added phases for Messina Village	and Messina Hills.		
	Messina Village #1	52 Lots		21.66
	Messina Hills #1	60 Lots		34.43
6)	Second amendment legal clarifications	November 4, 2004		
	Tuscany Village #1	65 Lots		17.78
7)	Third amendment legal clarifications	March 22, 2005		
	Messina Hills #2	88 Lots		30.64
	Tuscany Lakes #1	54 Lots		25.61
	Messina Village #2	50 Lots		17.08
8)	Fourth amendment legal clarification	June 6, 2005		
	Tuscany Village #2			
9)	Fifth Amendment legal clarifications	November 3, 2005		
	Messina Hills #3	87 Lots		29.36
10)	Sixth amendment legal clarifications	January 11, 2006		
	Tuscany Lakes #2	44 Lots		18.88
11)	Seventh amendment legal clarifications	May 3, 2006		
	Tuscany Lakes #3	30 Lots		12.61
12)	Eight amendment legal clarifications	May 3, 2006 See Fourth Amend.		
	Tuscany Village #2	71 Lots		14.55
13)	Ninth amendment legal clarifications	February 20, 2007		
	Messina Meadows #1	300 Lots		87.63
14)	Tenth amendment legal clarifications	May 30, 2008		
15)	Eleventh amendment legal clarifications	January 30, 2009		
	Messina Meadows #2	72 Lots		14.61
16)	Twelfth amendment	October 28, 2010 First by Brighton Investments LLC as Grantor and HOA		
17)	Thirteenth amendment by Brighton Investments LLC	June 6, 2013		
	Messina Meadows #3	18 Lots		5.33
18)	Fourteenth amendment by Brighton Investments LLC	December 13, 2013		
	Messina Meadows #4	34 Lots		10.52
19)	Fifteenth amendment by Brighton Investments LLC	November 21, 2014		
	Messina Meadows #5	52 Lots		18.29
		1077		358.98

**Tuscany HOA Subdivision Assets**  
**Common Area Assets**

**Estimated Values in 2014**

<b>1)</b>	<b>Clubhouse Including Furniture and Fixtures</b>	<b>\$59,000</b>
<b>2)</b>	<b>Four Swimming Pools Including Restrooms &amp; Equipment: Clubhouse, Zaldia, Tibor, &amp; Villages</b>	<b>\$259,000</b>
<b>3)</b>	<b>Water Features Including Pumps, Lighting, etc. 4 Ponds 4 Entryway Fountains 3 Stand alone Fountains 2 Water Falls</b>	<b>\$149,000</b>
<b>4)</b>	<b>Appx. 108,000 sf of pathways</b>	<b>\$309,000</b>
<b>5)</b>	<b>Metal View Fencing</b>	<b>\$75,000</b>
<b>6)</b>	<b>Landscaping Trees, Shurbs, Irrigation System</b>	<b>\$91,000</b>
<b>7)</b>	<b>Playground Equipment - 3 Locations</b>	<b>\$40,000</b>
<b>8)</b>	<b>Private Roads, Mailboxes etc. at Villas Ragusa, Decameron and part of Burgo</b>	<b>\$182,000</b>
<b>9)</b>	<b>Miscellaneous and Other</b>	<b>\$6,000</b>
	<b>Total Assets as of 2014 valuation.</b>	<b>\$1,170,000</b>
	<b>Guesstamet in 2019 dollars</b>	<b>\$1,750,000</b>