

TUSCANY HOMEOWNERS ASSOCIATION
Board Meeting Minutes
Thursday, June 18, 2020
Web Conference @ 6:30 p.m.

In attendance:

Board Members: Don Dallas, Steven Yearsley, Jason Porter, Blake Hill
Also, in Attendance: Amy McCormick,

Meeting was opened at 6:30 p.m.

Open Meetings:

No Residence Comments

Meeting Minutes:

Meeting minutes were previously approved by email.

Ratification of email votes

- Bark Blowers – Patio Homes - \$9647.75

Steven motion to ratify the votes, Jason seconded, unanimously approved.

Reports:

Financials: The financial were review, Steven motion to approve the financials, Jason seconded, unanimously approved.

CC&R Violation Report: Review of violation reports was made.

- Several Homes have received a letter to paint their homes with no response. It was approved to send a second letter.
- The Board approved the ACC Approval of the home painting of Santo Stafano.
- **ACC Report:** The Board approved the ACC Approval of the home painting of Santo Stafano.
- Jason agreed to be on the ACC Committee to fill the vacancy until the Board can find someone else.

Clubhouse Committee: No action

Community Events: No Action

New Business:

- Bills from VF – VF sent a bill for two past due accounts. The Board agreed that we did not want to buy them back. Sentry will contact VF to inform the Board decision and let them continue to their collections.
- Drainage issues at Deerhill. – water is ponding around the gazebos and washes the bark onto the sidewalk. The Board will convene on site to address the site.

- Bid Review – on Ash Trees – Jason made a motion approve the bid to spray trees, Blake seconded, all approved. Also ask Sentry to request a bid for the rest of the trees.
- June Newsletter Topics – Notice to home with ash trees about spraying and at same time, Pool etiquette and violations response. 4th of July Parade
- Jason motioned and Steven seconded and approved a budget of up to \$500.00 for the 4th of July Parade.
- Tree Replacement Homeowners VS HOA – Asked Brindee to review and comment.
- ASAP Towing – Patio Homes – Send a letter to the Patio homes to let them know of the policy change and if there is a parking issue, they need to call Sentry instead of ASAP. The time for parking in the guest is 24 hours. Will paint tires to verify.
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Project Updated and Maintenance

- Sentry Project Update
 - Lawn Co. – Sentry is trying to work with Lawn Co. be more proactive regarding complaints.
 - Flowers at entrances were discussed and will be looked
 - Zaldia Pool will be open on Saturday June 20th.
 - Trying to verify whose card was used to access the pool after 10:00.
 - Capulet Way Drainage – water was still standing in the drainage that is added. It appears that the drainage is influenced by the canal. Recommended that we do nothing more at the drainage.
 - Amity Entrance Signage – Don will reach out to Nampa Meridian Irrigation District to see if they will mark the center line of the easement to see if there is any room to fit a sign.
- ACHD – Documents were sent to the Board. regarding information for the CC&R Amendment and ballot to sell to ACHD. If the Board approves, they need to send out to homeowners.
 - Had a second opinion of the appraisal and they feel the price is to low. Working with the Attorney on the pricing.

Executive Session

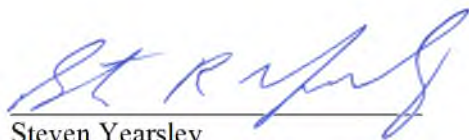
- Account Receivables – the Board agreed to send letter to intent to lien past due accounts.

2020 Calendar of Board Meetings

Waiting for information from Attorney recommendation on HOA Annual Meeting

With no further business, the meeting was adjourned at 8:22 p.m.

These minutes were prepared by Steven Yearsley secretary of the Tuscany Homeowners Association, approved by me and accepted by the Board of Directors of the Tuscany Homeowners Association.



Steven Yearsley
Secretary, Tuscany HOA

Date: July 24, 2020

TUSCANY HOMEOWNERS ASSOCIATION INC
 B A L A N C E S H E E T
 May 2020

	OPERATING	RESERVE	CLUBHOUSE ESC	TOTAL
CURRENT ASSETS				
1015 UNION BANK - CHECKING - PRIMARY	138,515.63			138,515.63
1056 WTB INVESTMENT SERVICES - BRKG - OPER	591,323.25			591,323.25
1085 UNION BANK - CHECKING - ESCROW			900.00	900.00
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	729,838.88	0.00	900.00	730,738.88
ACCOUNTS RECEIVABLE				
1210 ASSESSMENTS	13,344.90			13,344.90
1250 COLLECTIONS	490.00			490.00
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	13,834.90	0.00	0.00	13,834.90
PREPAID ASSETS				
1310 CINCINNATI INS 06/20-21 \$9,170.00	9,170.00			9,170.00
1311 CINCINNATI D&O INS 5/28/20-21 \$9,170.00	9,170.00			9,170.00
1350 AQUATECHNEX MONTHLY SERVICE	551.00			551.00
1351 WEBSITE 05/20-07/20 \$120.00	80.00			80.00
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	18,971.00	0.00	0.00	18,971.00
PROPERTY AND EQUIPMENT				
1591 POOL REPLASTERING	61,686.68			61,686.68
1592 POOL COVERS	18,800.00			18,800.00
1599 CLUBHOUSE HVAC EQUIP	6,955.00			6,955.00
1633 COMMUNITY IMPROVEMENTS	18,289.89			18,289.89
1680 ACCUMULATED DEPRECIATION	(26,259.47)			(26,259.47)
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	79,472.10	0.00	0.00	79,472.10
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TOTAL ASSETS	842,116.88	0.00	900.00	843,016.88
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TUSCANY HOMEOWNERS ASSOCIATION INC
 B A L A N C E S H E E T
 May 2020

	OPERATING	RESERVE	CLUBHOUSE ESC	TOTAL
CURRENT LIABILITIES				
2010 ACCOUNTS PAYABLE	33,510.35			33,510.35
2019 HOMEOWNER REFUNDS	120.50			120.50
2020 ACCRUED ESTIMATED EXPENSES	115.62			115.62
2031 DEFERRED SEMI ANNUAL ASSESSMENT	53,850.00			53,850.00
2130 PREPAID ASSESSMENTS	26,875.80			26,875.80
2150 LONG TERM LIABILITY - PATIO HOMES	50,327.00			50,327.00
2151 LONG TERM LIAB - SPENT FROM PATIO HOMES	(9,814.35)			(9,814.35)
2190 CLUBHOUSE DEPOSIT ESCROW			900.00	900.00
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	154,984.92	0.00	900.00	155,884.92
RESTRICTED EQUITY - RESERVES SPENT FROM RESERVES				
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	0.00	0.00	0.00	0.00
OPERATING EQUITY				
2635 UNREALIZED GAIN/LOSS - WTB INVESTMENTS	2,595.05			2,595.05
2650 PRIOR YEAR SURPLUS (DEFICIT)	608,493.59			608,493.59
2670 CURRENT YEAR SURPLUS (DEFICIT)	76,043.32			76,043.32
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	687,131.96	0.00	0.00	687,131.96
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TOTAL LIABILITIES & EQUITY	842,116.88	0.00	900.00	843,016.88
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TUSCANY HOMEOWNERS ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 MAY 2020

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	5 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - SEMI ANNUAL	53,850.00	53,850.00	0.00	269,250.00	269,250.00	0.00	646,200
4060 LATE CHARGES	84.33	266.67	-182.34	5,164.10	1,333.31	3,830.79	3,200
4080 CLOSING FEES*	1,050.00	1,750.00	-700.00	5,200.00	8,750.00	-3,550.00	21,000
4100 INTEREST - OPERATING	0.00	1,000.00	-1,000.00	3,467.09	5,000.00	-1,532.91	12,000
4161 PRIOR YEAR INCOME	50.00	0.00	50.00	150.00	0.00	150.00	0
4180 CLUBHOUSE USAGE FEES	75.00	500.00	-425.00	780.00	2,500.00	-1,720.00	6,000
4190 POOL KEY FEES	100.00	33.33	66.67	100.00	166.69	- 66.69	400
4293 LEGAL/COLLECTION	0.00	0.00	0.00	925.00	0.00	925.00	0
4969 ALLOWANCE FOR BAD DEBT	0.00	0.00	0.00	-3,987.79	0.00	-3,987.79	0
4970	55,209.33	57,400.00	-2,190.67	281,048.40	287,000.00	-5,951.60	688,800
4980 TOTAL INCOME	55,209.33	57,400.00	-2,190.67	281,048.40	287,000.00	-5,951.60	688,800
EXPENSES							
GROUNDS MAINTENANCE							
6035 GENERAL MAINTENANCE	10,818.00	1,500.00	9,318.00	21,454.45	7,500.00	13,954.45	18,000
6040 CONTRACTED LAWN SERVICE	24,266.25	12,958.33	11,307.92	63,903.75	64,791.69	-887.94	155,500
6083 EXTERMINATION	0.00	66.67	- 66.67	235.00	333.31	- 98.31	800
6120 IRRIGATION MAINTENANCE & REPAIR	5,765.65	2,333.33	3,432.32	7,005.67	11,666.69	-4,661.02	28,000
6124 IRRIGATION ASSESSMENT-NMID	0.00	1,333.33	-1,333.33	0.00	6,666.69	-6,666.69	16,000

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6190 WATER FEATURE REPAIRS & MAINTENANCE	3,961.82	3,750.00	211.82	12,221.90	18,750.00	-6,528.10	45,000
6241 STRUCTURAL PRUNING	0.00	416.67	-416.67	0.00	2,083.31	-2,083.31	5,000
6301 PRIVATE ROAD MAINTENANCE	0.00	541.67	-541.67	0.00	2,708.31	-2,708.31	6,500
6306 COMMON AREA IMPROVEMENT	7,750.00	5,833.33	1,916.67	19,880.00	29,166.69	-9,286.69	70,000
6353 SNOW SERVICES	0.00	916.67	-916.67	0.00	4,583.31	-4,583.31	11,000
6361 LIGHTING MAINTENANCE	0.00	200.00	-200.00	36.37	1,000.00	-963.63	2,400
6363 WALKWAY MAINTENANCE	0.00	833.33	-833.33	0.00	4,166.69	-4,166.69	10,000
6507 PLAYGROUND REPAIRS & MAINTENANCE	0.00	291.67	-291.67	0.00	1,458.31	-1,458.31	3,500
6581 VANDALISM	0.00	291.67	-291.67	0.00	1,458.31	-1,458.31	3,500
6599	52,561.72	31,266.67	21,295.05	124,737.14	156,333.31	-31,596.17	375,200
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	5,090.90	3,956.92	1,133.98	10,964.66	19,784.56	-8,819.90	47,483
7042 POOL RESURFACING	0.00	2,916.67	-2,916.67	18,878.00	14,583.31	4,294.69	35,000
7045 POOL REPAIR	0.00	958.33	-958.33	1,845.72	4,791.69	-2,945.97	11,500
7050 CLUBHOUSE CLEANING	1,460.94	1,386.25	74.69	2,260.94	6,931.25	-4,670.31	16,635
7070 GAS	996.08	625.00	371.08	-108.03	3,125.00	-3,233.03	7,500
7311 INTERNET & PHONE	115.62	158.33	- 42.71	693.72	791.69	- 97.97	1,900
7640 SECURITY SERVICE - CONTRACTING	414.74	208.33	206.41	414.74	1,041.69	-626.95	2,500
7899	8,078.28	10,209.83	-2,131.55	34,949.75	51,049.19	-16,099.44	122,518
UTILITIES							
7910 ELECTRIC	3,070.79	2,666.67	404.12	8,000.99	13,333.31	-5,332.32	32,000

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7920 WATER/SEWER	525.18	458.33	66.85	1,853.18	2,291.69	-438.51	5,500
7960 GAS-BUILDING	-240.17	0.00	-240.17	0.00	0.00	0.00	0
7999	3,355.80	3,125.00	230.80	9,854.17	15,625.00	-5,770.83	37,500

ADMINISTRATIVE

8020 MANAGEMENT FEE	5,100.00	5,100.00	0.00	25,500.00	25,500.00	0.00	61,200
8040 POSTAGE	41.50	291.67	-250.17	333.20	1,458.31	-1,125.11	3,500
8060 COPIES/PRINTING/SUPPLIES	132.35	458.33	-325.98	1,164.35	2,291.69	-1,127.34	5,500
8061 WEBSITE	40.00	41.67	- 1.67	160.00	208.31	- 48.31	500
8070 ACCOUNTS RECEIVABLE COLLECTIONS	0.00	0.00	0.00	925.00	0.00	925.00	0
8080 CPA SERVICES	0.00	37.50	- 37.50	0.00	187.50	-187.50	450
8100 LEGAL EXPENSE	637.00	625.00	12.00	1,961.90	3,125.00	-1,163.10	7,500
8106 LEGAL EXPENSE - COLLECTIONS	0.00	416.67	-416.67	0.00	2,083.31	-2,083.31	5,000
8180 INCOME TAX	0.00	83.33	- 83.33	0.00	416.69	-416.69	1,000
8230 BANK CHARGES	0.00	0.00	0.00	92.97	0.00	92.97	0
8320 HOLIDAY LIGHTING	0.00	416.67	-416.67	0.00	2,083.31	-2,083.31	5,000
8322 SPECIAL EVENTS	0.00	333.33	-333.33	200.00	1,666.69	-1,466.69	4,000
8330 DEPRECIATION	0.00	791.67	-791.67	0.00	3,958.31	-3,958.31	9,500
8341 MISCELLANEOUS OPERATING	0.00	41.67	- 41.67	0.00	208.31	-208.31	500
8390 ANNUAL CORPORATE REPORT	0.00	2.92	- 2.92	35.00	14.56	20.44	35
8479	5,950.85	8,640.43	-2,689.58	30,372.42	43,201.99	-12,829.57	103,685

INSURANCE

8482 D&O INSURANCE	0.00	106.67	-106.67	0.00	533.31	-533.31	1,280
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 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 MAY 2020

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	5 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8489 LIABILITY INSURANCE	762.92	764.17	- 1.25	5,091.60	3,820.81	1,270.79	9,170
8499	762.92	870.84	-107.92	5,091.60	4,354.12	737.48	10,450
9980 TOTAL EXPENSES	70,709.57	54,112.77	16,596.80	205,005.08	270,563.61	-65,558.53	649,353
9990 GAIN (LOSS)	(15,500.24)	3,287.23	18,787.47	76,043.32	16,436.39	(59,606.93)	39,447