

TUSCANY HOMEOWNERS ASSOCIATION
Board Meeting Minutes
Thursday, August 19, 2020
Web Conference @ 6:00 p.m.

In attendance:

Board Members: Steven Yearsley, Jason Porter
Also, in Attendance: Amy McCormick,

Meeting was opened at 6:00 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, Jason motion to approve the financials, Steven seconded, unanimously approved.

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

- Continue working with Homes Owners on getting their home painted.
- **ACC Report:** Reviewed the Report

Clubhouse Committee: No action

Community Events: No Action

New Business:

- Don Dallas as today August 19th at 6:00 resigned from the Tuscany HOA Board
- Looking for individuals to be on the HOA Board. Recommended to send out an E-Blast to advertise position.
- Send an E-Blast for members for the ACC Committee and Landscape Committee.
- Bills from VF – VF sent a bill for the past due accounts. The Board recommended to have Legal review the invoices and do we need to pay them.
- Eagle Road Widening – Working with the City of gather support to recommend to ACHD to put in signals instead of roundabouts
- Annual Meeting – Currently the Health Department has limited size of gatherings to 10. The Board is continuing to wait for an opportunity have a meeting. May need to wait until next year.

- Vandilism on the Pools – The Board has approved to submit a bill to the individual that vandalized the camera. If they choose not to pay, then a complaint to the police will be filed.
- Ponds – Working to get the air diffusers installed in the ponds.
- Tree Replacement Homeowners VS HOA – Asked Brindee to review and comment.

Project Updated and Maintenance

- Sentry Project Update
 - See attached project list

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: September 15, 2020

B A L A N C E S H E E T

July 2020

	OPERATING	RESERVE	CLUBHOUSE ESC	TOTAL
CURRENT ASSETS				
1015 UNION BANK - CHECKING - PRIMARY	247,284.34			247,284.34
1056 WTB INVESTMENT SERVICES - BRKG - OPER	590,937.20			590,937.20
1085 UNION BANK - CHECKING - ESCROW			750.00	750.00
	838,221.54	0.00	750.00	838,971.54
ACCOUNTS RECEIVABLE				
1210 ASSESSMENTS	38,679.41			38,679.41
1250 COLLECTIONS	1,535.00			1,535.00
	40,214.41	0.00	0.00	40,214.41
PREPAID ASSETS				
1310 CINCINNATI INS 06/20-21 \$9,170.00	7,641.70			7,641.70
1311 CINCINNATI D&O INS 2/28/20-21 \$1,277.00	744.94			744.94
1350 AQUATECHNEX MONTHLY SERVICE	551.00			551.00
	8,937.64	0.00	0.00	8,937.64
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)
	79,472.10	0.00	0.00	79,472.10
TOTAL ASSETS	966,845.69	0.00	750.00	967,595.69

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

	OPERATING	RESERVE	CLUBHOUSE ESC	TOTAL
CURRENT LIABILITIES				
2010 ACCOUNTS PAYABLE	2,704.46			2,704.46
2020 ACCRUED ESTIMATED EXPENSES	5,040.25			5,040.25
2031 DEFERRED SEMI ANNUAL ASSESSMENT	269,250.00			269,250.00
2130 PREPAID ASSESSMENTS	6,910.84			6,910.84
2150 LONG TERM LIABILITY - PATIO HOMES	50,327.00			50,327.00
2151 LONG TERM LIAB - SPENT FROM PATIO HOMES	(19,917.35)			(19,917.35)
2190 CLUBHOUSE DEPOSIT ESCROW			750.00	750.00
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	314,315.20	0.00	750.00	315,065.20
RESTRICTED EQUITY - RESERVES				
SPENT FROM RESERVES	-----	-----	-----	-----
	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)	41,441.85			41,441.85
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	652,530.49	0.00	0.00	652,530.49
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TOTAL LIABILITIES & EQUITY	966,845.69	0.00	750.00	967,595.69
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TUSCANY HOMEOWNERS ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 JULY 2020

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 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	376,950.00	376,950.00	0.00	646,200
4060 LATE CHARGES	2,563.51	266.67	2,296.84	7,784.33	1,866.65	5,917.68	3,200
4080 CLOSING FEES*	2,800.00	1,750.00	1,050.00	9,750.00	12,250.00	-2,500.00	21,000
4100 INTEREST - OPERATING	0.00	1,000.00	-1,000.00	3,467.09	7,000.00	-3,532.91	12,000
4161 PRIOR YEAR INCOME	0.00	0.00	0.00	200.00	0.00	200.00	0
4180 CLUBHOUSE USAGE FEES	675.00	500.00	175.00	1,905.00	3,500.00	-1,595.00	6,000
4190 POOL KEY FEES	175.00	33.33	141.67	626.00	233.35	392.65	400
4293 LEGAL/COLLECTION	950.00	0.00	950.00	2,350.00	0.00	2,350.00	0
4969 ALLOWANCE FOR BAD DEBT	50.00	0.00	50.00	-3,937.79	0.00	-3,937.79	0
4970	61,063.51	57,400.00	3,663.51	399,094.63	401,800.00	-2,705.37	688,800
4980 TOTAL INCOME	61,063.51	57,400.00	3,663.51	399,094.63	401,800.00	-2,705.37	688,800

EXPENSES							

GROUNDS MAINTENANCE							

6035 GENERAL MAINTENANCE	160.36	1,500.00	-1,339.64	23,166.61	10,500.00	12,666.61	18,000
6040 CONTRACTED LAWN SERVICE	20,143.75	12,958.33	7,185.42	102,791.25	90,708.35	12,082.90	155,500
6083 EXTERMINATION	1,068.00	66.67	1,001.33	1,303.00	466.65	836.35	800
6120 IRRIGATION MAINTENANCE & REPAIR	3,955.79	2,333.33	1,622.46	18,042.05	16,333.35	1,708.70	28,000
6124 IRRIGATION ASSESSMENT-NMID	21,338.53	1,333.33	20,005.20	21,338.53	9,333.35	12,005.18	16,000

TUSCANY HOMEOWNERS ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 JULY 2020

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6190 WATER FEATURE REPAIRS & MAINTENANCE	551.00	3,750.00	-3,199.00	14,872.52	26,250.00	-11,377.48	45,000
6241 STRUCTURAL PRUNING	0.00	416.67	-416.67	0.00	2,916.65	-2,916.65	5,000
6301 PRIVATE ROAD MAINTENANCE	0.00	541.67	-541.67	0.00	3,791.65	-3,791.65	6,500
6306 COMMON AREA IMPROVEMENT	5,639.00	5,833.33	-194.33	25,519.00	40,833.35	-15,314.35	70,000
6353 SNOW SERVICES	0.00	916.67	-916.67	0.00	6,416.65	-6,416.65	11,000
6361 LIGHTING MAINTENANCE	0.00	200.00	-200.00	36.37	1,400.00	-1,363.63	2,400
6363 WALKWAY MAINTENANCE	0.00	833.33	-833.33	0.00	5,833.35	-5,833.35	10,000
6507 PLAYGROUND REPAIRS & MAINTENANCE	0.00	291.67	-291.67	0.00	2,041.65	-2,041.65	3,500
6581 VANDALISM	0.00	291.67	-291.67	326.00	2,041.65	-1,715.65	3,500
6599	52,856.43	31,266.67	21,589.76	207,395.33	218,866.65	-11,471.32	375,200
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	3,956.92	3,956.92	0.00	25,513.76	27,698.40	-2,184.64	47,483
7042 POOL RESURFACING	0.00	2,916.67	-2,916.67	37,756.00	20,416.65	17,339.35	35,000
7045 POOL REPAIR	420.00	958.33	-538.33	2,265.72	6,708.35	-4,442.63	11,500
7050 CLUBHOUSE CLEANING	359.76	1,386.25	-1,026.49	2,620.70	9,703.75	-7,083.05	16,635
7070 GAS	625.00	625.00	0.00	1,879.62	4,375.00	-2,495.38	7,500
7311 INTERNET & PHONE	0.00	158.33	-158.33	809.34	1,108.35	-299.01	1,900
7640 SECURITY SERVICE - CONTRACTING	0.00	208.33	-208.33	504.74	1,458.35	-953.61	2,500
7899	5,361.68	10,209.83	-4,848.15	71,349.88	71,468.85	-118.97	122,518
UTILITIES							
7910 ELECTRIC	5,439.94	2,666.67	2,773.27	18,237.71	18,666.65	-428.94	32,000

TUSCANY HOMEOWNERS ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 JULY 2020

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
7920 WATER/SEWER	458.33	458.33	0.00	3,228.99	3,208.35	20.64	5,500
7960 GAS-BUILDING	173.60	0.00	173.60	173.60	0.00	173.60	0
7999	6,071.87	3,125.00	2,946.87	21,640.30	21,875.00	-234.70	37,500
ADMINISTRATIVE							
8020 MANAGEMENT FEE	5,100.00	5,100.00	0.00	35,700.00	35,700.00	0.00	61,200
8040 POSTAGE	574.65	291.67	282.98	963.85	2,041.65	-1,077.80	3,500
8060 COPIES/PRINTING/SUPPLIES	830.14	458.33	371.81	2,122.09	3,208.35	-1,086.26	5,500
8061 WEBSITE	40.00	41.67	- 1.67	240.00	291.65	- 51.65	500
8070 ACCOUNTS RECEIVABLE COLLECTIONS	950.00	0.00	950.00	2,350.00	0.00	2,350.00	0
8080 CPA SERVICES	0.00	37.50	- 37.50	300.00	262.50	37.50	450
8100 LEGAL EXPENSE	0.00	625.00	-625.00	1,961.90	4,375.00	-2,413.10	7,500
8106 LEGAL EXPENSE - COLLECTIONS	0.00	416.67	-416.67	0.00	2,916.65	-2,916.65	5,000
8180 INCOME TAX	2,160.00	83.33	2,076.67	6,476.00	583.35	5,892.65	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	2,916.65	-2,916.65	5,000
8322 SPECIAL EVENTS	500.00	333.33	166.67	700.00	2,333.35	-1,633.35	4,000
8330 DEPRECIATION	0.00	791.67	-791.67	0.00	5,541.65	-5,541.65	9,500
8341 MISCELLANEOUS OPERATING	0.00	41.67	- 41.67	450.50	291.65	158.85	500
8390 ANNUAL CORPORATE REPORT	0.00	2.92	- 2.92	35.00	20.40	14.60	35
8479	10,154.79	8,640.43	1,514.36	51,392.31	60,482.85	-9,090.54	103,685
INSURANCE							
8482 D&O INSURANCE	-232.07	106.67	-338.74	532.06	746.65	-214.59	1,280