

**TUSCANY HOMEOWNERS ASSOCIATION**  
**Board Meeting Minutes**  
**Thursday, October 14, 2020**  
**Web Conference @ 6:00 p.m.**

**In attendance:**

Board Members: Steven Yearsley, Jason Porter, Jason Brown, John Maculley, Thomas Vannucci  
Also, in Attendance: Amy McCormick,

Meeting was opened at 6:03 p.m.

**Meeting Minutes:**

Meeting minutes were previously approved by email.

**Ratification of email votes**

- Pool Rails - \$1200 Approved by Jason and Steven
- Conveyored Systems Permabark – \$7,010 Approved by Jason and Steven
- Timmy’s Tree - \$3,200 – Motion by Tom / passed
- LawnCo – Patio Homes Cycle Soak - \$800 Motion and passed
- LawnCo – Patio Homes Drain \$3,390 – Motion / passed
- Timmy’s Tree - \$2,600 – Motion by Jason B, second Steve / passed
- Fletcher Construction Sidewalk – Motion / passed (waiting for final cost of 3 sections)
- CZ Holiday Lights – NTE \$13,100 – Motion by Jason B/Second Tom / passed

Jason P. motion to ratify the votes, Thomas seconded, unanimously approved.

**Financial Review**

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

**Reports:**

**Project Reviews:** Reviewed the project tracking sheet.

Jason P. motioned, and John second to have the tree replaced on Palermo, vote was unanimously approved.

**CC&R Violation Report:** Reviewed violation reports no comments were made.

**ACC Report:** Reviewed the list of projects the ACC Committee reviewed since the last board meeting. It was asked if more information can be provided about what improvements the residents were doing.

**Clubhouse Committee:** No action

**Community Events:** No Action

**Old Business:**

- **Bills from VF:** No action taken

- **Tree Replacement Homeowner vs HOA:** Item was tabled until further notice
- **Blue Ribbon Maple Tree Bid:** Set up a meeting to further understand what Blue Ribbon bid included and recommendations for the rest of the trees.

### **New Business:**

The board discussed opportunity for possible efficiencies and savings on Idaho Power bill and Tom will be researching and bring information back to the board for further discussion.

Review of 2021 budget  
Items reviewed on budget items

### **Minutes provided by Amy McCormick**

Motion to approve the 2021 Budget Motion/ John, Second /Jason P, passed

Approval of 2021 Bids –

- LawncO HOA & LawncO Patio Homes - Motion / Jason P, Second / Tom, passed
- Perfect Touch Flowers - Motion / Jason B (Bubba), Second / John Passed (with addition of Amity Entrance Flowers)
- Aquatech – Motion / Jason P, Second/Tom, passed
- Sister Sweepers – Motion / Tom, Second/Jason P, passed
- Precision Pump – Motion/ Jason B, Second/Tom, passed
- LawnCo Snow – Motion & Passed but I don't have names

Peak Security – Requesting updated bid and will send to board for final review and motion once obtained.

With no further business, the meeting was adjourned

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: November 12, 2020



**Board of Directors Meeting Agenda**  
October 14, 2020 – 6pm  
On line meeting

**1. Call to order**

**3. Ratification of email votes**

- Pool Rails - \$1200 Approved by Jason and Steven
- Conveyored Systems Permabark – \$7010 Approved by Jason and Steven
- Timmy’s Tree - \$3200 – Motion by Tom / passed
- LawnCo – Patio Homes Cycle Soak - \$800 Motion and passed
- LawnCo – Patio Homes Drain \$3390 – Motion / passed
- Timmy’s Tree - \$2600 – Motion by Jason B, second Steve / passed
- Fletcher Construction Sidewalk – Motion / passed (waiting for final cost of 3 sections)
- CZ Holiday Lights – NTE \$13,100 – Motion by Jason B/Second Tom

**4. Financials**

- Approval – August 2020

**6. Reports**

- Projects Review (Google Document)
- CCR violation Report
- Accounts Receivable Report
- ACC Report

**7. Old Business:**

- Bills from VF
- Tree Replacement homeowner vs HOA
- Blue Ribbon Maple Tree Bid

**8. New Business:**

- 2021 Budget

**9. Set Next Meeting:**

**10. Adjourn:**

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

	OPERATING	RESERVE	CLUBHOUSE ESC	TOTAL
CURRENT ASSETS				
1015 UNION BANK - CHECKING - PRIMARY	279,665.35			279,665.35
1056 WTB INVESTMENT SERVICES - BRKG - OPER	519,631.05			519,631.05
1085 UNION BANK - CHECKING - ESCROW			600.00	600.00
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	799,296.40	0.00	600.00	799,896.40
ACCOUNTS RECEIVABLE				
1210 ASSESSMENTS	27,559.32			27,559.32
1250 COLLECTIONS	1,335.00			1,335.00
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	28,894.32	0.00	0.00	28,894.32
PREPAID ASSETS				
1310 CINCINNATI INS 06/20-21 \$9,170.00	6,877.53			6,877.53
1311 CINCINNATI D&O INS 2/28/20-21 \$1,277.00	638.52			638.52
1350 AQUATECHNEX MONTHLY SERVICE	551.00			551.00
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	8,067.05	0.00	0.00	8,067.05
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	915,729.87	0.00	600.00	916,329.87
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TUSCANY HOMEOWNERS ASSOCIATION INC  
 B A L A N C E S H E E T  
 August 2020

	OPERATING	RESERVE	CLUBHOUSE ESC	TOTAL
CURRENT LIABILITIES				
2010 ACCOUNTS PAYABLE	21,776.96			21,776.96
2031 DEFERRED SEMI ANNUAL ASSESSMENT	215,400.00			215,400.00
2130 PREPAID ASSESSMENTS	7,218.79			7,218.79
2150 LONG TERM LIABILITY - PATIO HOMES	50,327.00			50,327.00
2151 LONG TERM LIAB - SPENT FROM PATIO HOMES	(24,539.85)			(24,539.85)
2190 CLUBHOUSE DEPOSIT ESCROW			600.00	600.00
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	270,182.90	0.00	600.00	270,782.90
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	5,519.80			5,519.80
2650 PRIOR YEAR SURPLUS (DEFICIT)	608,493.59			608,493.59
2670 CURRENT YEAR SURPLUS (DEFICIT)	31,533.58			31,533.58
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	645,546.97	0.00	0.00	645,546.97
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TOTAL LIABILITIES & EQUITY	915,729.87	0.00	600.00	916,329.87
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TUSCANY HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 AUGUST 2020

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	8 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
<b>INCOME</b>							
<b>OPERATING INCOME</b>							
4020 ASSESSMENTS - SEMI ANNUAL	53,900.00	53,850.00	50.00	430,850.00	430,800.00	50.00	646,200
4060 LATE CHARGES	- 19.80	266.67	-286.47	7,764.53	2,133.32	5,631.21	3,200
4080 CLOSING FEES*	6,300.00	1,750.00	4,550.00	16,050.00	14,000.00	2,050.00	21,000
4100 INTEREST - OPERATING	2,841.23	1,000.00	1,841.23	6,308.32	8,000.00	-1,691.68	12,000
4161 PRIOR YEAR INCOME	0.00	0.00	0.00	200.00	0.00	200.00	0
4180 CLUBHOUSE USAGE FEES	225.00	500.00	-275.00	2,130.00	4,000.00	-1,870.00	6,000
4190 POOL KEY FEES	175.00	33.33	141.67	801.00	266.68	534.32	400
4293 LEGAL/COLLECTION	370.00	0.00	370.00	2,720.00	0.00	2,720.00	0
4969 ALLOWANCE FOR BAD DEBT	0.00	0.00	0.00	-3,937.79	0.00	-3,937.79	0
4970	63,791.43	57,400.00	6,391.43	462,886.06	459,200.00	3,686.06	688,800
4980 TOTAL INCOME	63,791.43	57,400.00	6,391.43	462,886.06	459,200.00	3,686.06	688,800
<b>EXPENSES</b>							
<b>GROUNDS MAINTENANCE</b>							
6035 GENERAL MAINTENANCE	2,031.40	1,500.00	531.40	25,198.01	12,000.00	13,198.01	18,000
6040 CONTRACTED LAWN SERVICE	19,443.75	12,958.33	6,485.42	122,235.00	103,666.68	18,568.32	155,500
6083 EXTERMINATION	214.00	66.67	147.33	1,517.00	533.32	983.68	800
6120 IRRIGATION MAINTENANCE & REPAIR	4,225.40	2,333.33	1,892.07	22,267.45	18,666.68	3,600.77	28,000
6124 IRRIGATION ASSESSMENT-NMID	0.00	1,333.33	-1,333.33	21,338.53	10,666.68	10,671.85	16,000

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	8 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6190 WATER FEATURE REPAIRS & MAINTENANCE	2,863.74	3,750.00	-886.26	17,736.26	30,000.00	-12,263.74	45,000
6241 STRUCTURAL PRUNING	0.00	416.67	-416.67	0.00	3,333.32	-3,333.32	5,000
6301 PRIVATE ROAD MAINTENANCE	0.00	541.67	-541.67	0.00	4,333.32	-4,333.32	6,500
6306 COMMON AREA IMPROVEMENT	3,510.13	5,833.33	-2,323.20	29,029.13	46,666.68	-17,637.55	70,000
6353 SNOW SERVICES	0.00	916.67	-916.67	0.00	7,333.32	-7,333.32	11,000
6361 LIGHTING MAINTENANCE	0.00	200.00	-200.00	36.37	1,600.00	-1,563.63	2,400
6363 WALKWAY MAINTENANCE	0.00	833.33	-833.33	0.00	6,666.68	-6,666.68	10,000
6507 PLAYGROUND REPAIRS & MAINTENANCE	0.00	291.67	-291.67	0.00	2,333.32	-2,333.32	3,500
6581 VANDALISM	0.00	291.67	-291.67	326.00	2,333.32	-2,007.32	3,500
6599	32,288.42	31,266.67	1,021.75	239,683.75	250,133.32	-10,449.57	375,200
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	16,552.74	3,956.92	12,595.82	42,066.50	31,655.32	10,411.18	47,483
7042 POOL RESURFACING	0.00	2,916.67	-2,916.67	37,756.00	23,333.32	14,422.68	35,000
7045 POOL REPAIR	0.00	958.33	-958.33	2,265.72	7,666.68	-5,400.96	11,500
7050 CLUBHOUSE CLEANING	8,864.15	1,386.25	7,477.90	11,484.85	11,090.00	394.85	16,635
7070 GAS	496.55	625.00	-128.45	2,376.17	5,000.00	-2,623.83	7,500
7311 INTERNET & PHONE	115.62	158.33	- 42.71	924.96	1,266.68	-341.72	1,900
7640 SECURITY SERVICE - CONTRACTING	0.00	208.33	-208.33	504.74	1,666.68	-1,161.94	2,500
7899	26,029.06	10,209.83	15,819.23	97,378.94	81,678.68	15,700.26	122,518
UTILITIES							
7910 ELECTRIC	5,696.94	2,666.67	3,030.27	23,934.65	21,333.32	2,601.33	32,000

TUSCANY HOMEOWNERS ASSOCIATION INC  
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 AUGUST 2020

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	8 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
7920 WATER/SEWER	1,748.49	458.33	1,290.16	4,977.48	3,666.68	1,310.80	5,500
7960 GAS-BUILDING	0.00	0.00	0.00	173.60	0.00	173.60	0
7999	7,445.43	3,125.00	4,320.43	29,085.73	25,000.00	4,085.73	37,500

ADMINISTRATIVE

8020 MANAGEMENT FEE	5,100.00	5,100.00	0.00	40,800.00	40,800.00	0.00	61,200
8040 POSTAGE	34.55	291.67	-257.12	998.40	2,333.32	-1,334.92	3,500
8060 COPIES/PRINTING/SUPPLIES	128.15	458.33	-330.18	2,250.24	3,666.68	-1,416.44	5,500
8061 WEBSITE	0.00	41.67	- 41.67	240.00	333.32	- 93.32	500
8070 ACCOUNTS RECEIVABLE COLLECTIONS	465.00	0.00	465.00	2,815.00	0.00	2,815.00	0
8080 CPA SERVICES	0.00	37.50	- 37.50	300.00	300.00	0.00	450
8100 LEGAL EXPENSE	1,494.50	625.00	869.50	3,456.40	5,000.00	-1,543.60	7,500
8106 LEGAL EXPENSE - COLLECTIONS	0.00	416.67	-416.67	0.00	3,333.32	-3,333.32	5,000
8180 INCOME TAX	0.00	83.33	- 83.33	6,476.00	666.68	5,809.32	1,000
8230 BANK CHARGES	9.00	0.00	9.00	101.97	0.00	101.97	0
8320 HOLIDAY LIGHTING	0.00	416.67	-416.67	0.00	3,333.32	-3,333.32	5,000
8322 SPECIAL EVENTS	-200.00	333.33	-533.33	500.00	2,666.68	-2,166.68	4,000
8330 DEPRECIATION	0.00	791.67	-791.67	0.00	6,333.32	-6,333.32	9,500
8341 MISCELLANEOUS OPERATING	0.00	41.67	- 41.67	450.50	333.32	117.18	500
8390 ANNUAL CORPORATE REPORT	0.00	2.92	- 2.92	35.00	23.32	11.68	35
8479	7,031.20	8,640.43	-1,609.23	58,423.51	69,123.28	-10,699.77	103,685

INSURANCE

8482 D&O INSURANCE	106.42	106.67	- 0.25	638.48	853.32	-214.84	1,280
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TUSCANY HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 AUGUST 2020

	----- CURRENT PERIOD -----	----- MONTHLY BUDGET -----	----- MONTHLY VARIANCE -----	----- 8 MONTH PERIOD -----	----- Y-T-D BUDGET -----	----- Y-T-D VARIANCE -----	----- ANNUAL BUDGET -----
8489 LIABILITY INSURANCE	799.17	764.17	35.00	6,142.07	6,113.32	28.75	9,170
8499	905.59	870.84	34.75	6,780.55	6,966.64	-186.09	10,450
9980 TOTAL EXPENSES	73,699.70	54,112.77	19,586.93	431,352.48	432,901.92	-1,549.44	649,353
9990 GAIN (LOSS)	( 9,908.27)	3,287.23	13,195.50	31,533.58	26,298.08	( 5,235.50)	39,447