

TUSCANY HOMEOWNERS ASSOCIATION
Board Meeting Minutes
Wednesday, December 9, 2020 ▪ 6:30 p.m.
Teleconference via Zoom

Call to Order: The meeting was called to order at 6:35 p.m.

Directors Present: Jason Porter, Steven Yearsley, Jason Brown, John Maculley and Tom Vannucci.
Representing Sentry Management: Patricia Liddell.

Meeting Minutes: The minutes from the October 2020 meeting were previously approved via email.

Homeowner Forum:

- 23 homeowners joined via Zoom for an open 30-minute session. Future actions to be considered by board:
 - Traffic circles which hinder visibility and create safety issue due to overgrown vegetation
 - Bark replenishment schedule for the beds

Reports:

- **Officers**
 - The Santa Parade and Food Drive was hugely successful. In addition to being fun for the children, the neighborhood donated almost 1,100 pounds of food for Idaho Food Bank. Many thanks to Nicole Reed, Jason Brown, Tom Vannucci and the other event volunteers for a job well done.
- **Financials**
 - The financial reports for the period ending October 31, 2020 were reviewed. A motion was made by Jason Porter, seconded by Tom Vannucci, and passed unanimously to approve the October 31, 2020 financial reports.
- **CCR Violations**
 - Most violations are relating to houses needing to be painted. With winter now upon us, follow-up to violation letters will take place in the spring.
- **Landscaping Committee:**
 - The October Landscape Committee report is attached to these minutes. Chairman Dennis Jacky summarized the report for those participating virtually.
 - There has been some concern expressed about mechanical problems with pond pumps and aerators.
 - Some concern has also been expressed about the general health of the ponds.
- **ACC:**
 - One house paint color is under review. Board members will look and report back to the ACC.
 - Tom Vannucci is working with the committee to standardize ACC guidelines.
 - Pat Liddell reported that there have been 146 ACC requests submitted thus far in 2020.

Old Business:

- **CC&Rs Amendments Voting**
 - Voting on these amendments has been open for about 1.5 years and none of the amendments are close to passing at the requisite number of affirmative votes. Voting will close on December 31, 2020.

- For the patio home amendment, the Board is working with the attorney to evaluate what options are available to continue providing patio homes with yard maintenance.
- For the Eagle Rd widening amendment, Steven Yearsley reported that the utility work underway now is covered by an easement and will continue through the winter months. ACHD will most likely acquire the land via eminent domain but the final income benefit to the HOA is still being negotiated.
- Flower beds at entrances to subdivision
 - Flower beds are being prepped and flowers will be planted in spring. Design is similar to what is seen at Silverstone and would include items of color for all seasons.
- Amity berm
 - The slope of this berm is causing water from common area sprinklers to drain into the yards of homes along that stretch. With winter now upon us, this is deferred to spring.
- Patio home drainage issue
 - Drainage issues, particularly around the gazebos and some other common areas, are causing runoff water to cross sidewalks and wash bark from the beds. A pilot program of installing drains has begun in four areas to assess effectiveness and the wood bark was also replaced with landscape rock.
- Pond aerator repairs
 - Still waiting on parts
- Sidewalk trip hazards
 - Still trying to get a vendor contract in place
- Clubhouse clock repair
 - Parts are in, waiting for vendor to install

New Business:

- Annual Meeting
 - The Board will plan to hold an in-person annual meeting in April. If the pandemic will not allow an in-person meeting, an informative Zoom meeting will be scheduled with director elections held via mailed in ballots afterwards.
- Christmas Light Contest
 - The Board has enlisted the help of the Siena Student Body Council to serve as judges for the displays. All 5 students live in Tuscany and represent different grade levels. Judging will take place on December 17th. Prizes will be awarded to 1st, 2nd, 3rd, and 4th place winners.
- New Website
 - A new Tuscany website is underway and should launch near the end of January. The Board is soliciting owners to send in photos appropriate to include on the website. Prizes will be awarded for photos selected to be part of the new site. Photos should be submitted to tuscanymeridianphotos@gmail.com

Executive Session:

- The Board went into Executive Session at 8:05pm to discuss pending legal matters and specific accounts receivable issues. The Board returned to Regular Session at 8:45pm. No action was taken as a result of executive session.

Next Board Meeting: Wednesday, January 13, 2021, at 6:30pm, via Zoom.

Adjourned: With no further business, the meeting was adjourned at 8:50 p.m.

These minutes were prepared by Patricia Liddell of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of the Tuscany Homeowners Association on December 17, 2020.

Steven Yearsley

Date 12/21/2020

Steven Yearsley
Secretary, Tuscany HOA