

**TUSCANY HOMEOWNERS ASSOCIATION**  
**Board Meeting Minutes**  
**Wednesday, December 13, 2021**  
**Web Conference @ 6:00 p.m.**

**In attendance:**

Board Members: Steven Yearsley, Jason Porter, Jason Brown, John Maculley, Thomas Vannucci  
Also, in Attendance: Pat Liddell and Molly Snider with Sentry

Meeting was opened at 6:35 p.m.

**Homeowner Forms:** No comments

**Reports:**

**Report of Officers:** No comments

**Financials:** The financials were reviewed, Jason P motion to approve the financials, Jason B seconded, unanimously approved.

**CC&R Violation Report:** Most of the action items are related to painting homes. Being in the winter months no painting is being done. Will review in Spring.

**Committee Reports:**

**Landscape Committee:** Assigned the landscape committee to review the roundabout and recommend improvements to the roundabout. Also asked the committee to map the areas that have bark and help come up with a plan for improvements.

**ACC Committee:** Had only one request so far this year and it was approved.

**Old Business:**

**CC&R Amendments Vote Update:** None of the amendments are close to being approved. The Board considers them as failed.

**Flower Bed Prep for Annuals Planting:** The Board recommended to not plant the flower along Eagle Road due to construction. We are on schedule for planting this spring.

**Patio homes drainage project update:** The drains are working well based on the rains we have received. We will re-evaluate in the summer with the irrigation.

**Pond Aerator Repairs:** The pond aerators repairs were completed in December.

**Sidewalk Trip Hazard/Repairs:** Current contractor is not responsive. Going to reach out to another for a quote to complete the repairs.

**Clubhouse Clock house Repair:** Going out January 14 or 15 to fix the clock

**Tuscany Website:** The Website is designed, reviewed by the Board, and is planning to launch by the end of January.

**Photo Contest:** Still looking for photos for the website.

**Eagle Road Widening Update:** Utility work continues along Eagle Road. They are installing irrigation pipes now before the irrigation season. Albertsons is moving forward with the construction of the store at the corner of Eagle and Amity. Albertsons approached the board letting us know that the right-in and right-out at Amity was being denied. The Board prepared a letter supporting Albertsons for that approach. The homeowners and the Board worked to get these approaches approved during the initial application.

**Christmas Winners:** We had 4 winners. Sienna Student Council were the ones who picked the winners.

### **New Business:**

**Patio Home Lawn Care Options:** Currently working with the HOA attorney to figure out a solution to lawn maintenance this year. Will bring it forward to next meeting.

**Roundabout visibility and safety concerns:** The landscaping committee was asked for solutions for visibility and safety, and are working on planting solutions. Should have designs to review by next meeting.

**Clubhouse Opening:** Continuing to follow Health Department's recommendation with number of people. Will continue to review and work on a plan for reopening. The cost of sanitizing the clubhouse after each use was brought up as a concern.

The Board adjourned to executive session at 7:18pm.

The Board returned to regular session at 7:30pm.

Accounts receivable were reviewed.

No actions were taken.

With no further business, the meeting was adjourned at 7:45pm.

The next regular Board of Directors meeting was set for Wednesday, February 17, 2021, at 6:30pm. The meeting will be held via Zoom.

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

*Steven Yearsley*

\_\_\_\_\_  
Steven Yearsley  
Secretary, Tuscany HOA

Date: 01/15/2021