

TUSCANY HOMEOWNERS ASSOCIATION
Board Meeting Minutes
Wednesday, April 7, 2021
Web Conference @ 6:30 p.m.

In attendance:

Board Members: Steven Yearsley, Jason Porter, Jason Brown, John Maculley, Thomas Vannucci
Also, in Attendance: Kate Delgado-Miller, and Donna Reeve with BCPM

Meeting was opened at 6:37 p.m.

Welcome BCPM as our new Property Management Company and look forward to working with them.

Homeowner Forum: No comments

Reports:

Report of Officers: None

Financials: The financials were reviewed; Steven Y motion to approve the financials, Jason P seconded, unanimously approved.

CC&R Violation Report: Most of the violations are with trailers in front of homes. Need to review past reports (from Sentry) for homes that need painting. Need to have those homeowners get their houses painted.

ACC Committee – In the last month Tuscany had 9 ACC requests sent in for review; 2 are pending, 6 were approved, and 1 was denied and has been appealed.

Landscape Committee:

- 19 members are on the Committee.
- Need to get stumps removed.
- Sent recommendation to install benches on concrete pads around the lakes.
- Board challenged the Committee to identify the rock retaining walls that need to be repaired or replaced based on age or disintegrating and this information has been provided.
- The Board asked the committee to review two trees to be replaced along Victory Road.

Old Business:

Patio Home Lawn Agreement: The Board is preparing an agreement with individual homeowners to maintain their landscaping. The homeowners (at their option) will pay to have their landscaping maintained. The agreement would be voluntary for each homeowner, but binding once they have opted in.

New Tuscany Website and Newsletter Update: The new website has been up and running for about 2 months. The eBlasts will be stopped and everyone is being directed to the website. If

people sign up for News Notifications on the website, they will be sent email notifications when updates are published.

Rock Wall Leaning at Victory Entrance. Bids were approved for the replacement of the wall. Asked BCPM to get that scheduled.

Eagle Road Widening: The board has re-opened the amendments to sell the land. Letters will be sent out to those to who have not voted. If we get enough votes to sell the property, we are in a much better position with ACHD to negotiate the sale to get what we want and get the money quicker. If we have to proceed with eminent domain, we are not able to negotiate the sale. Jason motioned that we include a self-addressed, stamped envelope with the ballots, Steven Y. second; unanimously approved.

Zaldia & Montague Roundabout Project: The modification to the roundabout is moving forward. Work will be starting soon.

Pathway Project: City of Meridian wants to extend the bike path from the park by Basilica Way to Locust Grove. Working to get residents' input on the pathway. A survey will be posted on the website to get homeowner input.

New Business:

Annual Meeting – The Board is working on having an online annual meeting because of COVID. Calls for candidates for Board members will be going out soon. Voting for the Board will be via mail-in ballot.

Albertsons Project Update – Albertsons is planning to start construction of their new store on Eagle and Amity. The Contractor has reached out to the Board and we are working with them to set up a meeting regarding construction start duration. Will inform the HOA when we have more information.

Bank Accounts/Reserve Account: Working to develop a reserve account and how much money to have in the reserve account.

Flags and Political Signs: The Board has received complaints regarding political signs. Working with Attorney to have clear guidelines regarding signs and flags.

Flowers: Working to have flowers around the entrances. Missed this window for flowers planted now and we are looking to have them planted around mid-May. After that we will have flowers moving forward. Flowers will not be planted at the Eagle Road entrances until after the construction has been completed.


Structural Tree Pruning Contract: We are looking to have a long-term tree pruning contract. We will be getting bids from several pruning contractors.

Moved into executive session at 8:09 to review accounts receivables and pending legal matters. Accounts receivable were reviewed. No actions were taken.

Annual meeting scheduled for May 12, 2021 at 6:30 p.m.

With no further business, the meeting was adjourned at 8:59 pm.

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: April 15, 2021



Board of Directors Meeting Agenda

April 7, 2021 - 6:30 pm

Zoom Meeting

1. Roll Call / Call to order
2. Meeting Minutes
 - February Meeting Minutes reviewed and approved via email
3. Homeowner Forum (30 minutes)
 - This time is set aside for homeowner comments to be considered for future board consideration.
4. Reports / BCPM
 - Report of Officers
 - Financial Report
 - CCR Violation Report
 - ACC Report (Attached summary sheet)
 - Landscape Committee Report
5. Old Business:
 - Patio Home Maintenance Agreement
 - Rock Wall leaning at Victory Entrance
 - ACHD/Eagle Road Update
6. New Business:
 - Annual Meeting
 - Tuscany Website and Newsletter Update
 - Albertsons Project Update
 - Bank Accounts/Reserve Account
 - Flags and Political Signs
 - Pathway Project
 - Zaldia Roundabout Project
 - Flowers at Entrances
 - Structural Tree Pruning
7. Executive Session
 - Discussion of accounts receivable
 - Discussion on pending legal matters
8. Schedule Next Meeting Date
9. Adjourn:

Tuscany HOA
Balance Sheet - HOA
Period 03/31/2021

Assets

Cash Accounts

10000	Operating	47,112.92
11000	Union Bank Checking - Prior PM	601,353.67
11100	Union Bank - Checking Escrow - Prior PM	600.00

Total Cash Accounts 649,066.59

Accounts Receivable

12000	A/R Assessments	24,746.41
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Total Accounts Receivable 24,746.41

Other

11500	WTB Investment Services - Prior PM	252,353.68
11600	Unrealized Gain/Loss -WTB Investments	(4,395.89)

Total Other 247,957.79

Other Assets

15100	Pool Replastering	61,686.68
15200	Pool Covers	18,800.00
15300	Clubhouse HVAC Equipment	6,955.00
15400	Community Improvements	18,289.89
15500	Accumulated Depreciation	(26,259.47)

Total Other Assets 79,472.10

Prepaid

13000	Prepaid Expense	2,592.54
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Total Prepaid 2,592.54

Total Assets

1,003,835.43

Liabilities & Equity

Liability

30005	Prepaid Assessments - Deferred Revenue	16,749.84
32000	Clubhouse Deposit Escrow	600.00

Total Liability 17,349.84

Other

31000	Patio Homes Liability	50,327.00
31100	Spent from Patio Homes Liability	(38,407.35)

Total Other 11,919.65

Equity

50000	Operating Retained Earnings	708,302.62
	Net Income/(loss)	266,263.32

Total Equity 974,565.94

Total Liabilities & Equity

1,003,835.43

GL Income Statement

Wednesday, April 7, 2021

13:12

Period 1/1/2021 to 3/31/2021 11:59:00 PM

Tuscany HOA

Operating

Income

Assessment Income

62000	Assessments	321,712.50
62010	Prepaid Assessments	0.00
Total Assessment Income		321,712.50

Other Income

63000	Late Fees	3,894.15
63003	Collection Costs	100.00
63103	Transfer Fees	5,055.00
63105	Clubhouse Usage Fees	250.00
63599	Other	25.00
64000	Interest - Operating	1,433.09
64300	Set-Up Fees	0.00
Total Other Income		10,757.24
Total Income		332,469.74

Expense

Administrative

80000	Copies & Supplies	2,159.65
80001	Postage	249.61
80012	Transfer Fees Paid	100.00
80020	Special Events (Community Activities)	473.14
81000	Legal Expense	2,640.95
81003	Website	1,720.00
83003	Management - Monthly Fee	17,858.50
91000	Insurance - Liability	2,292.51
Total Administrative		27,494.36

Landscaping

84001	Water Feature Repairs & Maintenance	1,418.00
84005	Landscape - Monthly Contract	24,007.50
84006	Landscape - Grounds Maintenance	1,730.00
84007	Irrigation/Sprinklers Repairs/Maintenance	50.00
Total Landscaping		27,205.50

Pool

83007	Clubhouse Cleaning	0.00
83008	Internet & Phone	346.86
83010	Extermination (Pest Control)	219.00
92001	Gas	207.99
Total Pool		773.85

GL Income Statement

Wednesday, April 7, 2021

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Period 1/1/2021 to 3/31/2021 11:59:00 PM

Tuscany HOA

Repairs and Maintenance

90002	General Maintenance	76.00
90004	Ground Lighting - Decorative	6,525.00
90005	Lighting Maintenance	515.52
90006	Snow Removal Services	317.50
	Total Repairs and Maintenance	7,434.02

Reserve

91001	Insurance - D & O	425.64
	Total Reserve	425.64

Utility

92000	Electricity	2,145.07
92003	Water/Sewer	727.98
	Total Utility	2,873.05
	Total Expense	66,206.42
	Net Income	266,263.32

Budget Comparison Budget to Actual

Period 3/1/2021 To 3/31/2021 11:59:00 PM

Tuscany HOA

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
Assessment Income		GL Code					
Assessments	62000	321,712.50	50,000.00	321,712.50	325,000.00	646,200.00	324,487.50
Total Assessment Income		321,712.50	50,000.00	321,712.50	325,000.00	646,200.00	324,487.50
Other Income		GL Code					
Late Fees	63000	3,894.15	1,000.00	3,894.15	1,000.00	4,000.00	105.85
Collection Costs	63003	100.00	0.00	100.00	0.00	0.00	(100.00)
Transfer Fees	63103	5,055.00	2,187.50	5,055.00	6,562.50	26,250.00	21,195.00
Clubhouse Usage Fees	63105	250.00	125.00	250.00	250.00	3,000.00	2,750.00
Other	63599	25.00	0.00	25.00	0.00	400.00	375.00
Interest - Operating	64000	1,433.09	1,000.00	1,433.09	3,000.00	12,000.00	10,566.91
Total Other Income		10,757.24	4,312.50	10,757.24	10,812.50	45,650.00	34,892.76
Total Income		332,469.74	54,312.50	332,469.74	335,812.50	691,850.00	359,380.26
Expense							
Administrative		GL Code					
Copies & Supplies	80000	2,159.65	458.33	2,159.65	1,374.99	5,500.00	3,340.35
Postage	80001	249.61	291.67	249.61	875.01	3,500.00	3,250.39
Transfer Fees Paid	80012	100.00	0.00	100.00	0.00	0.00	(100.00)
Special Events (Community Activitie	80020	473.14	0.00	473.14	0.00	4,000.00	3,526.86
Legal Expense	81000	2,640.95	625.00	2,640.95	1,875.00	7,500.00	4,859.05
Legal Expense - Collections	81001	0.00	416.67	0.00	1,250.01	5,000.00	5,000.00
Miscellaneous Expenses	81002	0.00	0.00	0.00	0.00	500.00	500.00
Website	81003	1,720.00	140.00	1,720.00	1,900.00	2,500.00	780.00
Annual Corporate Report	81004	0.00	0.00	0.00	0.00	35.00	35.00
Depreciation	81005	0.00	791.67	0.00	2,375.01	9,500.00	9,500.00
Accounting - Tax Return Filing	81998	0.00	0.00	0.00	0.00	450.00	450.00
Management - Monthly Fee	83003	17,858.50	5,100.00	17,858.50	15,300.00	61,200.00	43,341.50
Insurance - Liability	91000	2,292.51	764.17	2,292.51	2,292.51	9,170.00	6,877.49
Income Tax	94001	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Total Administrative		27,494.36	8,587.51	27,494.36	27,242.53	109,855.00	82,360.64

Budget Comparison Budget to Actual

Period 3/1/2021 To 3/31/2021 11:59:00 PM

Tuscany HOA

Operating

	GL Code	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Landscaping							
Water Feature Repairs & Maintenan	84001	1,418.00	0.00	1,418.00	0.00	30,000.00	28,582.00
Annual Flowers	84002	0.00	0.00	0.00	0.00	6,705.00	6,705.00
Structural Pruning	84003	0.00	0.00	0.00	0.00	20,000.00	20,000.00
Landscape - Monthly Contract	84005	24,007.50	12,973.33	24,007.50	38,919.99	155,680.00	131,672.50
Landscape - Grounds Maintenance	84006	1,730.00	3,000.00	1,730.00	3,000.00	25,000.00	23,270.00
Irrigation/Sprinklers Repairs/Mainte	84007	50.00	0.00	50.00	0.00	29,000.00	28,950.00
Irrigation Assessment (NMID)	92004	0.00	0.00	0.00	0.00	22,000.00	22,000.00
Total Landscaping		27,205.50	15,973.33	27,205.50	41,919.99	288,385.00	261,179.50
Pool							
Pool - Contracted Services	83005	0.00	0.00	0.00	0.00	48,907.00	48,907.00
Pool Repairs	83006	0.00	0.00	0.00	0.00	10,000.00	10,000.00
Clubhouse Cleaning	83007	0.00	1,666.67	0.00	5,000.01	20,000.00	20,000.00
Internet & Phone	83008	346.86	158.33	346.86	474.99	1,900.00	1,553.14
Security Services - Contracting	83009	0.00	0.00	0.00	0.00	5,460.00	5,460.00
Extermination (Pest Control)	83010	219.00	83.33	219.00	249.99	1,000.00	781.00
Gas	92001	207.99	625.00	207.99	1,875.00	7,500.00	7,292.01
Total Pool		773.85	2,533.33	773.85	7,599.99	94,767.00	93,993.15
Repairs and Maintenance							
Walkway Maintenance	90000	0.00	0.00	0.00	0.00	20,000.00	20,000.00
Private Road Maintenance	90001	0.00	0.00	0.00	0.00	6,500.00	6,500.00
General Maintenance	90002	76.00	1,500.00	76.00	4,500.00	18,000.00	17,924.00
Common Area Improvement	90003	0.00	0.00	0.00	0.00	70,000.00	70,000.00
Ground Lighting - Decorative	90004	6,525.00	0.00	6,525.00	6,500.00	9,950.00	3,425.00
Lighting Maintenance	90005	515.52	0.00	515.52	0.00	2,400.00	1,884.48
Snow Removal Services	90006	317.50	500.00	317.50	7,500.00	13,000.00	12,682.50
Playground Repairs & Maintenance	90007	0.00	0.00	0.00	0.00	3,500.00	3,500.00
Vandalism Remediation	90008	0.00	0.00	0.00	0.00	3,500.00	3,500.00
Total Repairs and Maintenance		7,434.02	2,000.00	7,434.02	18,500.00	146,850.00	139,415.98
Reserve							
Insurance - D & O	91001	425.64	0.00	425.64	0.00	1,280.00	854.36

Budget Comparison Budget to Actual

Period 3/1/2021 To 3/31/2021 11:59:00 PM

Tuscany HOA

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Total Reserve		425.64	0.00	425.64	0.00	1,280.00	854.36
Utility	GL Code						
Electricity	92000	2,145.07	2,666.67	2,145.07	8,000.01	32,000.00	29,854.93
Water/Sewer	92003	727.98	641.67	727.98	1,925.01	7,700.00	6,972.02
Total Utility		2,873.05	3,308.34	2,873.05	9,925.02	39,700.00	36,826.95
Total Expense		66,206.42	32,402.51	66,206.42	105,187.53	680,837.00	614,630.58
Excess Revenue / Expense		266,263.32	21,909.99	266,263.32	230,624.97	11,013.00	255,250.32