

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

In attendance:

Board Members Jason Porter, Jason Brown, Thomas Vannucci, John Maculley, Laura Vitkavage.
No representative from BCPM was able to attend.

Meeting was opened at 6:34 p.m.

April minutes were reviewed and approved via email

Homeowner Forum:

Q: Will we start having in-person meetings? Clubhouse conference area only holds about 10 people comfortably; will survey the homeowners. Some prefer a combination of in-person plus Zoom.

Q: Timeline requested for response to letter. Response is being prepared.

Q: Can HOA address trailers being parked near corners? Not something HOA can do anything about. Homeowners should contact Meridian Code enforcement for any parking issues.

Q: Roundabout is missing signs showing direction of travel. The Board will look into replacing the two missing signs.

Q: Patio Home Common area trees needing pruning. There are trees throughout the sub that need to be trimmed; this is on the Landscape Committee agenda.

Q: Source of funds for the food at the patio home meeting was discussed.

Q: Concern was expressed regarding lack of communication from BCPM.

Q: Status of the 4th of July parade and Tuscany Triple? Neither of the homeowners who put on the parade are able to do so this year but hope to resume next year. The Tuscany Triple is scheduled to occur; more information to come.

Q: When will the treatment for aphids and insects in the Ash Trees begin? The treatment has started but was a little late due to a miscommunication with the prior management company. It was noted that once aphids start causing the leaves to curl, they will not uncurl even after treatment.

Reports

- Report of Officers – The current term Board members were introduced
- Financial Report – The financials were reviewed and allocations discussed. The reasons for banking with CIT bank were discussed: they specialize in HOAs and savings accounts and offer federally insured protection above the standard \$250K offered by the FDIC. Jason Brown motioned to approve, Jason Porter seconded, unanimously approved.
- CCR Violation Report and ACC Report were not addressed due to BCPM being unable to attend.
- Landscape Committee Report - Jason discussed the concerns noted by the committee. Trees throughout the sub have been spray painted and marked for replacement. The issue with Lawn Co not maintaining the grassy area along Eagle Road due to the construction has been addressed.

Old Business:

- Patio Home Maintenance Agreement – 44 homeowners have signed the agreement and Lawn Co has committed to maintaining those properties through the end of the season. Suggestions were offered for how to make it easy for Lawn Co to identify the homes to maintain. Publishing a schedule for the maintenance was discussed.
- Rock Wall leaning at Victory Entrance – Covered under Landscape Committee discussion
- ACHD/Eagle Road Update – Huge thank you to the homeowners who volunteered their time going door to door to collect signatures. The amendment paperwork is being prepared by our attorney.
- Zaldia Roundabout Project – This work has been completed for the time being. The old vegetation was removed and flowers planted for this season. The part of the wall damaged by a vehicle has been repaired and steps are being taken to get reimbursement from the driver.

New Business:

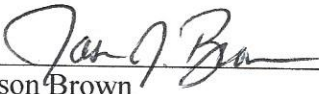
- Albertsons update – They have started breaking ground. Amity entrance shown on the plan has been deleted. How the land north of the Mt. Etna continuation will be used is still unknown.
- Pistoia pool replastering project – First company we consulted with cannot do the work this year. We met with another company that might be able to do the work in August or September.
- Pond and water feature ongoing issues – The water features have had many issues this year, and our vendor focused on getting the pools ready over the ponds and fountains.
- Landscape architect project – The Board is considering a Landscape Architectural Review for the entire property to help determine the best use for the available funds. Items to be considered in the review are all common areas, with discussions to be included about repetitive repairs and expensive items, whether we have the correct species of plants and in the correct locations. The Board met with Cushing Terrell, the company responsible for Scentsy campus, and is now awaiting a bid. The areas to be addressed are being prioritized.

Note: Prior to the end of the meeting a homeowner raised his hand and was given the opportunity to speak but never did. Four Board members encouraged him speak, but he never did. The homeowner was even encouraged to ask a question in the chat but never did.

Next Meeting Date scheduled: July 28, 6:30 p.m.

With no further business, the meeting was adjourned at 9:16 p.m.

These minutes were prepared by Jason Brown, Vice President of the Tuscany Homeowners Association, approved by me, and accepted by the Board of Directors of the Tuscany Homeowners Association.



Jason Brown
Vice President, Tuscany HOA

Date: 7/15/21