



MINUTES: HOA Board Meeting

July 28, 2021

1. Roll Call / Call to order
 - Meeting was commenced by Jason Porter via Zoom at 6:32pm. All board members present: Jason Porter, Jason Brown, Tom Vannucci, Laura Vitkavage, John Maculley
 - 11 homeowners attended
2. Reports:
 - Report of Officers
 - None
 - Financial Report by Treasurer
 - Tom reviewed balance sheet as of 6/30/2021
 - Budget comparison to actual for period 6/1/2021 – 6/30/2021
 - GL income statement 1/1/2021 – 6/30/2021
 - Overall spending is within budget
 - CCR Violation Report
 - Laura asked about the timing of trash bin violations. BOD will discuss with MGM to ensure that a proper grace period is applied. Laura also pointed out that home painting issues are not being properly identified. Jason P. indicated that many homes were identified in 2020 and were delayed due to winter, COVID, paint shortage, and BCPM transition. Notices for paint have resumed.
3. Old Business:
 - Patio Home Maintenance Agreement
 - Jason B. pointed out that 51 homes are signed up. Billing has been sent. Deeding is in progress. Mid-month sign ups – service will begin the following month. Jason Brown motioned, Jason Porter seconded, unanimously approved.
 - ACHD/Eagle Road Land Sale
 - Discussions with ACHD is planned to begin next week. Approved amendment is in the process of being recorded.
 - Pistioa Pool (Village Pool) Replastering
 - Still waiting on contractor bids. Expect two bids by next week. Pool will be closed for duration of the season. We are seeking to chip out the old plaster this year and add new plaster in the spring of 2022.
 - Pond and Water Feature Ongoing Issues
 - Many pump failures this year, partially due to lack of screens. Current contractor has not been skimming the ponds per the contract, contributing to the issue. Looking for new potential vendors for 2022.
 - Landscape Architect Master Planning Proposal
 - Initial bids received including long-term master plan and short-term mitigation assessment. Tuscany is at an age where overall landscaping needs to be assessed. Jason B. asked about ROI of doing the assessment. Tom confirmed. This discussion has been tabled until resolution of ACHD negotiations.
 - ACHD voting winners will be selected by BCPM and gift cards will be sent in the coming weeks.
4. New Business:
 - Management Company Change
 - MGM will replace BCPM on 8/15. Meet and greet with MGM with homeowners

will be held soon. More information to follow.

- Clubhouse Pool Deck
 - Soliciting bids now to repair decks.
 - Dead Tree Removal
 - Currently evaluating bids from multiple vendors. Laura motioned to approve Lawn Co's bid, Jason Brown seconded; was unanimously approved. Ensure MGM inspects stumps post-grind.
 - Lawn Co Fertilizer Bid
 - Additional application recommended by Lawn Co (moving from 3 to 4 applications per year). Bid under evaluation. It was suggested that the additional application should also apply to Patio Home agreement.
 - Patio Home Drain Project
 - Pilot of drains complete. Laura motioned to approve Lawn Co's bid for the remaining 7 gazebos, John seconded; was unanimously approved.
5. Homeowner Forum:
- Steven Yearsley:
 - What was the quote from the landscape architect? Tom reviewed Cushing-Terrel bid.
 - Can we add sealcoat to Southwest pathway near locked gate? BOD will review.
 - Leaning tree near Balthazar fountain? On list to be removed.
 - Adam N:
 - Will Lawn Co ensure utility lines are identified prior to removing trees? BOD will inquire as to the necessity.
 - No additional questions; homeowner session adjourned at 7:51p.m.
6. Executive Session:
7. Schedule Next Meeting Date: August 18, 2021
8. Adjourn: Meeting ended at 8:25 p.m.