



Board of Directors Meeting Minutes
September 22, 2021 - 6:30 to 8:00 pm
Zoom Meeting

1. CALL TO ORDER / ROLL CALL

- a. Meeting was called to order at 6:32pm MT
- b. Roll Call
 - i. President Jason Porter – present
 - ii. Vice President Jason Brown – present
 - iii. Treasurer Tom Vannucci – present
 - iv. Secretary – vacant
 - v. Member at Large – vacant
 - vi. Community members – 8 - 13

2. MEETING MINUTES

- a. August meeting minutes have been reviewed and approved via email and posted to the website
 - i. President presented July meeting minutes as approved

3. REPORTS

- a. Report of Officers
 - i. President
 - 1. Vandalism has increased in Tuscany
 - a. Fountains are repeatedly targeted
 - b. Fire extinguisher at the Pistioa pool
 - c. Common area fences
 - i. If you see something say something to the management company
 - ii. Vice President
 - 1. Call to all volunteers
 - a. Pool committee needs volunteers
 - b. Landscape committee needs a chairperson
 - i. Currently being chaired by President Porter
- iii. Committee Reports
 - 1. No committee members present
 - 2. No reports
- iv. Treasurer – Financial Report
 - 1. Treasurer reviewed August financial reports
 - a. All reports included data from August reporting period
 - b. Tracking true to budget
 - c. MGM reporting vocabulary differs slightly from BCPM

- d. Entries will be reviewed to ensure funds are allocated to the proper line item using the new vocabulary
- b. CC&R Violation Report
 - i. VP Brown reported that waste management bins placement and timely removal from the street is an ongoing legitimate issue
 - ii. Requested homeowners please be responsible keeping the bins out of sight

4. OLD BUSINESS

- a. Board of Director Vacancies
 - i. Residing Board of Directors put a call out for candidates to fill 2 vacancies
 - 1. Received 4 submissions
 - a. Eric Knack (in attendance)
 - b. 3 others not in attendance
 - i. Separate meeting scheduled to interview them
- b. ACHD/Eagle Road Land Sale
 - i. President updated the status on the ACHD / Eagle Road Land Sale
 - 1. There have been challenges getting all documentation recorded
 - 2. Documentation needed to be rescanned, resigned, and submitted
 - 3. Has been a time intensive process
- c. Pistioa Pool (Village Pool) Replastering
 - i. President updated the status on the Pistioa pool
 - 1. Replastering was successful and is complete
 - 2. The new quartz plaster looks great and will last longer
 - 3. Based on the install time, curing process and Ph balancing it was a long process
 - 4. Board extended the close of season based on continued warm weather and expected reopening of Pistioa pool
 - a. Pool was reopened 3 days before close of season
 - 5. Pool furniture is in disrepair and will be considered for replacement
 - 6. Tile in bathroom in disrepair and is logged as needed repair
- d. Pond and Water Feature Ongoing Issues
 - i. President updated issues regarding common area water features
 - 1. Palermo water feature – Ongoing interaction with Precision Pumping Systems (PPS) to understand and address several issues
 - a. Debris clogs the pumps
 - b. The pumps automatically shut down to protect them from burning out
 - c. Appears residents may be manually turning the pumps back on without knowing if the shutdown problem has been resolved
 - d. Trip box will be secured

- e. One pump needs a replacement impeller; anticipated installation date of 9/29 or 9/30
 - 2. Ponds – The vendor is servicing the ponds
 - a. The Bull Rush foliage taking over could not be eliminated sooner due to protected wildlife
 - b. This will be addressed this fall
 - c. Lawn Co is submitting a bid to remove overgrowth, bull rush, etc.
 - d. MGM acquiring bids to have ponds repeatedly skimmed.
 - i. Aquatechnex and Lawn Co do not skim the ponds, nor do they offer that service
- e. Clubhouse Pool Deck
 - i. The Board was advised and is addressing the slippery sections of the Clubhouse Pool Deck
 - 1. Board has received 2 bids
 - a. Bid 1 - \$36,000
 - b. Bid 2 - \$6,600
 - 2. MGM will source more bids
 - 3. Expected completion late fall 2021 or early spring 2022
- f. Pathway Sealing
 - i. President Porter reviewed a map identifying areas and the sealing process (*see addendum 1*)
 - 1. Pink – completed
 - 2. Yellow – to be completed
 - ii. Budget is available to complete all areas by end of year 2021
 - iii. Receiving a bid from the previous vendor
 - iv. Anticipated completion – prior to winter season
- g. Roundabout Signage
 - i. The Board was advised and is addressing the missing signage for the Zaldia and Montague roundabouts (*see addendum 2*)
 - ii. ACHD was contacted
 - 1. They will replace the missing signs with chevrons
- h. Parking Lot at Tuscany Village
 - i. Research was conducted into the viability of repurposing the Tuscany Village parking lot
 - 1. ACHD advised we can repurpose as long as we don't impact the driveway or sidewalk
 - 2. Further research is needed to include the adjacent homeowners

5. HOMEOWNER FORUM

- a. Karen Sauer – Asked if the association's attorney and management company attend the monthly Board meetings
 - i. VP Brown informed that MGM only attends annual meetings and having the attorney present is costly and not a good use of legal funds
- b. Cliff requested clarity on meeting with the Treasurer

- i. Treasurer Vannucci committed to communicating with Cliff and scheduling a time
- c. Karen Sauer – Requested clarity on bubble vandalism in the fountains
 - i. President Porter informed that if there's a small number of bubbles it will dissipate with no cleanup or repair but if there's a substantial amount cleanup and repair is required
- d. Don – Suggested a product for the Clubhouse pool deck called Sure Step – Insulex which has a built-in anti-slip cooling effect
- e. Susan – Patio homes on Decameron, Ragusa and Montague have many trees with low branches
 - i. Lawn Co will address in the coming weeks
- f. Alexa – Requested clarity on the rock features and water source
 - i. President Porter informed that the water source for the rock features comes from the ponds
 - ii. They will be winterized for the cold season
- g. Karen Sauer – Thank you to the Board for the great job, we appreciate all the effort
- h. President Porter – We need a chairperson to lead the landscape committee
 - i. Greg Hoffman volunteered – He is a Tech 3 for the City of Nampa

6. GENERAL SESSION

- a. Ended 7:40pm

7. EXECUTIVE SESSION

- a. Board entered into the executive session

8. NEXT MEETING DATE

- a. Time: Oct 20, 2021 06:30 PM Mountain Time (US and Canada)
 - i. Join Zoom Meeting
<https://us02web.zoom.us/j/83949734559?pwd=R3A2TU94RHQ0WjZzTTVlUEdibVBgdz09>
Meeting ID: 839 4973 4559
Passcode: 686472

9. ADJOURNMENT

- a. Meeting was adjourned at 8:14pm MT



