



Board of Directors Meeting Agenda

October 20, 2021 - 6:30 to 8:30 pm

Zoom Meeting

1. Roll Call / Call to order

2. Meeting minutes

- September meeting minutes have been reviewed and approved via email and posted to the website

3. Meet & Greet with MGM and new board members

- Open forum for homeowner questions to MGM
- Two homeowner questions:
 - When does MGM get involved from outside entities
 - When should homeowners contact MGM vs a Board member
- Michael Guerrero works for Carvana in Boise and has just moved into the subdivision. He comes from California.
- Tom Perkins has previous HOA experience (15+ years), works for US Bank, and has just recently moved from Vancouver, Washington.

4. Reports:

- Report of officers
- Reports of committees
 - Landscape Committee: Craig has accepted the landscape committee chairperson role
 - Patio Home Committee: Jim had no report for this month
- Financial report by Treasurer
 - There are still some issues getting expenses allocated correctly on the budget following the move to MGM. Reviews are taking place to ensure these issues are resolved.
 - WTB Investment is reserve funds; maturing Sep and Oct and will be moved to CIT and properly allocated
 - There are credits for HOA funds due to the fact some home owners pre pay the fees. It will all balance out going forward
 - The funds coming from the property ceded to the City for improvements on Eagle Road have not yet been received as we are still short some ballots to approve the CC&R amendment. Once received we will allocate the income to the correct area of the budget. At this time the total is not known.
 - There are costs that will be moved to next year's budget due to the fact they were not spent this year. We still have pool repair costs along with costs for vandalism in the pools and water features.
- CCR violation report

5. Old Business:

- Eagle Rd update
 - We are short of the necessary number of votes
 - Will be doing some more door-to-door solicitations to get the final votes needed
 - Gift cards have been delivered to the winners
- Pond and water feature ongoing issues / screen proposal for pumps

- We are keeping the water features running until it gets colder, and then we will shut them down
- The issue with the ponds is the pumps sucking debris into them, which is burning out the pumps. We are getting bids to skim the ponds and clear out any plant items and other debris that could clog the system.
- There are self-cleaning screens that can be installed with new pumps to alleviate issues going forward. Currently getting bids now. First bid for these kinds of screens: \$10K per pump.
- Michael suggested that limestone pond beds would be costly up front but could save money in the long run
- Aquatechnex is treating the ponds to break up the detritus; trying to find someone to skim the ponds
- Bullrush is being treated in November and should break down
- Moving away from PPS for next year; will pay an hourly rate with Dan's
- Clubhouse pool deck resurfacing
 - Three bids received so far
 - Modern Concrete appears to be the best choice, but we need to meet with them on-site to get more detail
- Pathway sealing
 - We have contracted to have the pathways fixed and re-sealed. Proline came in at \$11,300 when we were budgeted for \$20K.
 - Wanted to complete this year, but weather turned on us and had to reschedule for next year. Bid stays as is no increase. Targeting spring of 2022.
- Re-purpose of parking lot in Tuscan Village
 - ACHD is not concerned about the parking lot being removed as long as the sidewalk and access from the street is retained
 - Jason spoke to the homeowner next to the lot who also had feedback from other homeowners nearby; they would prefer we not install any courts, but would rather it be converted to a green space and potentially add a walking path to the pool
 - We will start getting bids for parking lot removal

6. New Business:

- Halloween event
 - Approved for \$1300, but will try to stay under \$1000. The bulk of this expense will be for decorations that can be reused.
- Santa parade
 - CTC will sponsor this event
 - Targeting December 18
 - Need to do a better job of identifying the approximate time Santa will reach each section of the neighborhood
 - Raised over 1K pounds of food last year
- Streetlights blocked by trees
 - City will not do anything about this; it is the responsibility of the homeowners
 - We need to communicate with the residents to have them do the trimming. This includes any street signs, or walkways that are being blocked by trees or shrubs
- Illegal parking in patio homes
 - Reminder there is no parking on the private lanes
 - Signs are posted and notification has been sent via mail and eBlast that cars will be towed. The HOA now needs to enforce this, as we are responsible for the private lanes.
 - Reminder there is no parking on the street throughout the neighborhood
- Quarterly newsletter (print version)
 - It was suggested we begin creating a newsletter to the homeowners for all the events and activities going on.

- Currently information is provided on the HomeAtTuscany.com website for the residents, supported by eBlasts and posts on NextDoor and the Tuscany FaceBook page.
- Considering soliciting input from homeowners via an insert in the next dues billing for who would want a print version of a newsletter
- Further discussion is needed in regard to what should be included in a newsletter. Should it be past events or what's to come?
- Vandalism concerns / cameras / lighting
 - The person who vandalized the Pistioa Pool has been identified from security camera footage posted on NextDoor. The police were informed and are handling.
 - The vandalism to the water features was performed by three individuals. One culprit has been identified as a young lady who has moved out of the immediate area. The police are pursuing the other two, who have not yet been identified.
 - Michael has agreed to look into the possibility of adding cameras near the water features.
- Neighborhood Watch
 - Jason P. asked for volunteers from the homeowners to take responsibility for leading the neighborhood watch
 - Discussed the successes from reaching out to the community to help identify the culprits

7. Homeowner Forum: (maximum of 30 minutes)

- Cliff: Asked about the finances and where they can be viewed. Jason P. asked for MGM's input, and they recommended the financial information be posted on the MGM website behind the homeowner login.
- Cliff: Asked about two trees removed on Rome; they will be replaced, but we do not yet know what they will be replaced with
- Tom: ACHD chipping and resealing has taken place for this year yet some areas were not covered. ACHD stated they will not be performing the work until 2028. It was asked that we look at the streets to see if they are in poor condition and need repairs before 2028. Tom Perkins will travel the roads and check on condition and report back to the Board.

8. Executive Session:

9. **Schedule Next Meeting Date:** December 1, 2021

10. **Adjourn:** 8:24p