



## **Board of Directors Meeting Agenda**

December 1, 2021 - 6:30 to 8:30 pm

Zoom Meeting

### **1. Roll Call / Call to order**

### **2. Meeting minutes**

- The October meeting minutes were reviewed and approved via email and posted to the website

### **3. Reports:**

- Report of officers – No reports
- Reports of committees – Craig Hoffman Landscape Committee Chairman
- Financial report by Treasurer – Have cleaned up issues with move to MGM. MGM has been assisting with this as we move forward into 2022.
- CCR violation report – Discussed various issues on the report. Garbage cans left in the street over a few days will have letters sent.

### **4. Old Business:**

- Eagle Rd update – Amendment has been recorded; will work with ACHD to finalize. Patio home residents Bea and Susan gathered up the final votes to get us over the hump.
- Santa Parade – Doing this again with some changes thanks to CTC Telecom sponsoring the parade. Hope to get a fire truck, and will have Santa on a float with parade stops. Kids can have a picture with Santa at the four stops. Renaissance Park will include hot cocoa, coffee and donuts. 2 hours total for the parade; the route will be different and will be published ahead of time. Board members to work at the stops.
- Re-purpose of parking lot in Tuscany Village – Need to get bids for removal of the parking lot. Likely will need to be different companies to perform the removal work and landscaping. Costs expected to be covered by monies from the Eagle Road sale.  
Print newsletter – Included in the bi-annual sending of the dues notices – 2 times a year.  
Content will come from the Board.

### **5. New Business:**

- Backflow device at clubhouse – Bids received on the required pool backflow device. Master Plumbing \$1798, Meridian Plumbing \$3856. Decision Master Plumbing. Can complete by end of year by the vendor.
- 2022 budget and contract review discussion points:
  - Keeping ACHD income and Patio Homes out of common operating and expense categories.
  - Considering carrying over \$11,000 budgeted in 2021 for path maintenance to be completed in 2022. Could take additional surplus from 2021 into next year.
  - Budget for tree trimming reduced to less than the bid. Need to consider replacing sick trees with ones requiring less maintenance.
  - Need to address/ potentially replace items with increasing maintenance costs with ones requiring less maintenance.
  - Tax on the land sale monies budgeted at a 30% rate.

- 66 Patio Homes are signed up for the maintenance agreement. These monies will be kept in a separate account. Still negotiating landscape contracts.
- Reserve money currently in a WTB account will be transferred to the appropriate CIT reserve account.
- The 2022 Budget was approved by the HOA board.
  
- Contracts –
  - Held off decision on Landscape Maintenance. Lawn Co and Franz Witte are the lowest two bidders. Lawn Co is the incumbent and familiar with Tuscany.
  - The Board needs clarification on Patio Home maintenance contract bid from Franz Witte, and is still awaiting Lawn Co's bid. Need to look at the Blue Ribbon bid.
  - Tree contract can wait until the Board has a chance to review.
  - Ponds – Aquatechnex currently. Looking for other options.
  - Pool cleaning contract approved.
  - Flower bid has been approved as a carryover from 2021.
  
- 6. Homeowner Forum: (maximum of 30 minutes)**
  - This time is set aside for homeowner comments to consider future board action. Chat will not be active so please use the Zoom "raise hand" function to comment or ask a question. Individuals may be limited on time so as to allow other participants an opportunity.
  - Cliff Carlson – MGM website does not have most recent financials on the site. The Board indicated the financials will be posted soon.
  - No other questions from Homeowners for this forum. Will add dates for next meeting on the minutes from this meeting.
  
- 7. Executive Session:**
  - Discussion of accounts receivable
  - Discussion on pending legal matters
  
- 8. Schedule Next Meeting Date: 1/19/2022 6:30-8:30**
  
- 9. Adjourn: 8:50**