

## 2022 Tuscany Annual Meeting Minutes

Tuesday, April 26th, 2022, from 5:30 PM to 7:00 PM

Siena Elementary Cafeteria and by Zoom

### 1. Roll Call / Call to order

- Called to order at 5:40 PM
- Jason Porter, Jason Brown (via Zoom), Tom Perkins, Tom Vannucci (via Zoom) and Michael Guerrero present plus about 60 homeowners. Approximately 21 homeowners in attendance via Zoom.
  - Quorum = 30%. If 30% quorum is not met by June 1<sup>st</sup> voting deadline, the voting will remain open for an additional 10 days to constitute the 2<sup>nd</sup> meeting and there will be no quorum requirement. All votes received to that point will be counted.

### 2. Proof of Notice

- Notice sent via US mail and posted to website

### 3. Meeting minutes

- Approval of 2021 Annual Meeting minutes
  - Due to Covid, the official 2021 Annual Meeting was held by USPS mail and there are no minutes to approve.

### 4. Reports of Officers

- Report of President
  - Water features at the ponds continue to have challenges due to the design of the filtration system. Retrofit bid for all features was ~\$100k, looking for other options.
  - Balthasar and Palermo fountains both have structural and plumbing issues and will require significant cost to repair. Looking to remove these fountains and replace with non-water feature signage.
  - Vandalism continues to be a problem in the subdivision. If you see something, report it.
  - Structural pruning in place starting next month. Tree replacement is in the plan for this spring.
  - Have received positive feedback regarding community events such as Halloween, Christmas and Easter. CCT Telecom and Albertsons both have sponsored. Working with CTC to plan a movie night this summer. Need an activities committee to help on planning events.
  - Clubhouse pool deck is scheduled to be stripped and redone before Memorial Day. Looking at the other pools.
  - There is a need to look at shade for the pools based on survey feedback.
- 2021 Year-end Financial Statement
  - Tom V presented the budget to actual for 2021. We are in a very good position financially. 2022 tracking closely with 2021. There were funds left over from 2021 which were moved into our reserve account. Fully funded for Reserve for this year and next year per the study. The Combined Budget includes the ACHD sale proceeds. Full financials were mailed in the annual meeting packet and can be accessed in the MGM homeowner portal.
- 2022 Approved Budget
  - Final approved budget was reviewed. All homeowners received a copy in their annual meeting packet and it is also posted in the MGM homeowner portal.

### 5. Report of Committees/Sign-ups

- Architectural Committee - Staffed
- Clubhouse Committee - Staffed
- Patio Home Committee
  - Main issue is people are parking on fire lanes for emergency vehicles. Looking for other members of the patio homes to join the committee.
- Landscaping Committee
  - Craig Hoffman took responsibility, first meeting was on 13<sup>th</sup> of April and next meeting is 11th of May, 6:30PM at the clubhouse. Any issues regarding the common area landscaping should be brought to the committee.
- Pool Committee
  - Need volunteers to watch over the pools and inform the board when there are issues.
- Activities Committee (proposed)
  - This is new, we need people to volunteer so we can continue to have great events.

#### 6. Old Business:

- Eagle Road purchase by ACHD
  - \$346,000 settlement finalized on March 30<sup>th</sup>. Closing docs are being prepared and should be done in the next 2 weeks. Working with a tax attorney to navigate the issue of corporate tax on these proceeds. Need to look at how to use the funds to improve the subdivision.
- Speeding in subdivision
  - Zaldia westbound from the Eagle Road roundabout qualifies for a permanent speed sign. No current ETA, as it depends in part upon how many signs ACHD is able to acquire. Best case scenario would be August or September.
  - Traffic studies are currently being done on Tybalt and Montague. Both studies were triggered by homeowner requests. After the studies are completed, if the streets qualify, the next step is a petition. The petition must be signed by 75% of the homeowners on those streets and the streets immediately impacted by them. Following the successful petition is a cut through study, to see whether ACHD or the HOA would be responsible for the cost of any speed calming devices. If we get speed calming devices, their placement is entirely up to ACHD.
  - The HOA board will continue to support efforts to address speeding.

#### 7. New Business:

- Repurpose entrance fountains
  - Many of the homeowners were in favor of taking out the features at Palermo and Balthasar. \$28,000 was bid to refurbish the Palermo fountain stucco. This did not include plumbing, electrical, and structural issues. Balthasar and Palermo are the only two where there have been multiple vandalisms. Need to look for minimal maintenance options in these locations. Ideas for repurposing the fountain areas were presented in the meeting with several pictures of potential changes.

#### 8. Election of Board of Directors:

- Deadline for ballots is June 1st, 2022
- All ballots received by June 1<sup>st</sup>, 2022, will be considered for quorum requirement as an adjourned meeting under the CC&Rs. If 30% quorum is not met, the voting will remain open for an additional 10 days to constitute the 2<sup>nd</sup> meeting and there will be no quorum requirement.
- Candidates are Jason Porter, Jason Brown, Michael Guerrero, Tom Perkins, Kara Ritter, Cliff Carlson and Brett Nuekam

#### 9. Adjourn

- Meeting adjourned at 7:00 PM