



Board of Directors Meeting Minutes

June 15th, 2022 - 6:30 to 8:30 PM

Zoom Meeting

1. Roll Call / Call to order

- Meeting called to order: 6:30 p.m.
- Board members present: Jason Porter, Jason Brown, Michael Guerrero, Brett Neukam

2. Meeting minutes

- May meeting minutes have been approved and uploaded

3. Reports:

- Reports of officers - None
- Reports of committees
 - Patio Home - None
 - Landscaping
 - Located 16 trees removed from subdivision; determined 10 need replaced, six do not
 - Propose we wait until after the pool season to do the work around the clubhouse pool
 - Recommend we put out a reminder to the community about tree pruning
 - Brett to be Board liaison to the Landscaping Committee
 - Activities
 - July 4 will be the next activity
 - Committee is working with CTC to put on a community movie night
- Financial report by Treasurer
 - Patio Home monies need moved from the CIT operating account into the CIT patio home account
 - Income and expenses are tracking well overall
 - Some payments are not allocated to the correct cost code; the Board is following up with MGM to correct
- CCR violation report
 - Has not been a drive through yet this month

4. Old Business:

- ACHD funds
 - Problem with the legal description on one document holding up the closing
- Clubhouse pool deck
 - Now complete
 - Appears safety issue satisfactorily addressed
- Speeding in subdivision
 - Awaiting the petition from ACHD
- Playground inspections
 - Delayed awaiting materials
- Clubhouse clock repair*
 - Delayed awaiting estimates
- Fountains at Balthasar and Palermo
 - Loring Evans has provided a quote for conceptual drawings (\$1440)
 - The Board is seeking additional information before proceeding
 - Expect to have a more formal bid by the next meeting
 - Concern: ACHD has street widening/ potential roundabout on Locust Grove planned to start in 2026
 - Concern: Need to address the condition of the columns on the Palermo fountain; potential safety hazard
- Pool furniture*

- Awaiting ACHD monies
- Clubhouse pool landscaping*
 - Addressed during the Landscape Committee update
- Carriage walk lifting (patio homes)
 - ACHD has indicated agreement with our plan to reduce the number of carriage walks and relocate them away from the trees
 - They require we use a contractor who is licensed and bonded for working on ACHD projects
 - Potential alternate option is to remove the carriage walks and not replace them
 - The Board decided to pursue getting bids for the work; will take the cost into consideration when deciding whether to replace the carriage walks
- Shade at pools
 - Board would like to have a shade study to see what the situation is like
 - Requesting volunteers from homeowners to help with this
- Zaldia water heater
 - Board has approved a bid for repairs; work has been completed
- Water feature filtration at ponds
 - Still waiting for installation schedule from Dan's Pump & Filter
 - Will monitor to ensure the upgrade resolves the issue before upgrading the others

5. New Business:

- Election of officers
 - Retaining positions:
 - Jason Porter – President – All members voted in favor
 - Jason Brown – Vice President – All members voted in favor
 - Tom Perkins – Secretary – All members voted in favor
 - Open Treasurer position
 - Jason Porter nominated Brett Neukam
 - Jason Brown seconded
 - Jason B, Jason P, Michael, and Brett voted in favor
- On street parking
 - Brett spoke to the city and was told that city code does not trump CC&Rs
 - Board is evaluating whether they have the ability to enforce the CC&Rs when the city code allows parking and streets are not private lanes
 - Question becomes how we address abuses, e.g., someone moving a vehicle briefly every 72 hours
 - Need to get an updated legal opinion, as there may be some enforcement options available

6. Homeowner Forum: (maximum of 30 minutes)

- This time is set aside for homeowner comments to be considered for future board action and is not part of the recorded minutes.

7. Executive Session:

- Discussion of accounts receivable
- Discussion on pending legal matters

8. Schedule Next Meeting Date:

- Wednesday, July 20 6:30 – 8:30p via Zoom

9. Adjourn:

- 7:42 p.m.

Signed by: Jason J. Brown

Date: 6/20/22

Print Name: Jason Brown

Title: Tuscany HOA Vice President