



Board of Directors Meeting Minutes

May 25th, 2022 - 6:30 to 8:30 PM

Zoom Meeting

1. Roll Call / Call to order

- Meeting called to order at 6:31PM. Present were Jason Porter (President), Jason Brown (Vice President), Michael Guerrero (member at large), and Tom Perkins (Secretary). Quorum established.

2. Meeting minutes

- Annual meeting minutes were approved previously and posted to website

3. Reports:

- Reports of officers
 - None
- Reports of committees
 - Patio Home
 - Discussed parking concerns, board to review painting the fire lane curbs in red as well as additional signage.
 - Landscaping
 - Structural tree pruning is set for end of May and early June. IPM already ongoing for insects. Committee is focusing on tree replacements as top priority. Next meeting is 6/8 at 6PM at the Clubhouse.
 - Activities
 - Kara Ritter leading newly formed committee. Will focus on 4th of July, CTC movie night and then Halloween for next three events. Will not hold NNO due to lack of volunteers.
- Financial report by Treasurer
 - Financials presented by President. Finances tracking well, no major concerns. Some expenses are not being categorized correctly by MGM, board to follow up to have them corrected. Financial reports available to homeowners via MGM portal.
- CCR violation report
 - Compliance report was 35 pages long, board to review on MGM portal and provide guidance. Discussion about what legal methods the HOA has to enforce non-compliance, board to meet with the HOA attorney after elections are final.

4. Old Business:

- Clubhouse pool deck
 - Board not satisfied with the work to refinish the deck, it is being stripped and re-done. Pool opening to be delayed by the work schedule.
- Speeding in subdivision
 - Speed studies on Tybalt and Montague complete. Next step for speed mitigation is a homeowner petition which requires 75% of homes on the street and side streets impacted. If successful, next step is cut through study.
- Playground inspections
 - Delay in receiving parts to repair play equipment, expected in June. Play chip refreshing has been completed.
- Clubhouse clock repair
 - Vendors still not able to provide quote for clock repair due to backlog
- Fountains at Balthasar and Palermo

- Working with landscape architect to get proposal and cost estimates for replacement of the Palermo and Balthasar water features with other signage. Some of the board met onsite with them last week to provide project overview and expectations.
- Pool furniture
 - Board is aware of some pool furniture needing replaced. Commercial furniture currently has very long lead times, will likely not be in time for this pool season.
- Clubhouse pool landscaping
 - Landscape committee reviewing options to freshen up clubhouse pool landscaping and will provide proposal to the board. Primary focus is to provide homeowner privacy and noise mitigation along back of pool where there are no large evergreens.

5. New Business:

- Carriage walk lifting (patio homes)
 - Discussed removing the carriage walks next to the trees on Montague and placing a middle carriage walk like how it is setup on Genoard. Board rejected option to replace them with Turfstone due to the differences in look. Board to check with ACHD regarding swale and any approval needed.
- Shade at pools
 - Discussed options for shade at the pools like what other nearby communities have, board to get bids.
- Access to pool from clubhouse
 - Was brought up that the clubhouse pool could be accessed from Clubhouse users even when pool is closed. Was suggested to lock doors to pool but there are concerns about fire code. Board to review what code is and proceed from there.
- Zaldia pool water heater
 - Needs replaced, currently getting three bids to have the work done.
- Water feature filtration at ponds
 - Met with civil engineer that specializes in fountains and water features. Recommendation was for a backflow filter system to prevent the pump issues we keep having. Board has approved bid from Dan's Pump and Filter for \$10,633 to retrofit a new backflow filter system to the water feature on south side of Palermo. MGM to schedule the work.

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:

- Next meeting set for 6/15/2022 at 6:30PM via Zoom

9. Adjourn:

- Meeting adjourned at 8:32PM

Signed by: 

Date: 06/08/2022

Print Name: Thomas Perkins

Title: Tuscany HOA Secretary