

TUSCANY

Board of Directors Meeting Agenda

July 20th, 2022 - 6:30 to 8:30 PM

Zoom Meeting

1. Roll Call / Call to order

- Meeting called to order: 6:33p
- Board members present: Jason Porter, Jason Brown, Brett Neukam, Michael Guerrero, Thomas Perkins

2. Meeting minutes

- June meeting minutes have been approved and uploaded

3. Reports:

- Reports of officers
 - None
- Reports of committees
 - Patio Home
 - None
 - Landscaping
 - Irrigation
 - Dead grass in Patio Home common area
 - Watering schedule concerns
 - Move to early morning hours resulted in low pressure issues
 - Moved back to evening hours
 - Xeriscape
 - Gaining support due to drought concerns, response times for resolution of water issues
 - Work around Clubhouse pool on hold until after the season
 - Committee is drafting a monthly letter to Lawn Co to identify issues
 - Activities
 - National Night Out set for August 2
 - Notice of event has been published
 - One dessert food truck – Sugar Wagon – will be there
 - Law enforcement will supply baggies of goodies
 - Will be making a pitch for neighborhood watch lead
 - Looking for volunteers to assist with the committee
- Financial report by Treasurer
 - ACHD monies have been received and deposited in the CIT Reserve account
 - Balance Sheet and Budget vs Actual were reviewed
- CCR violation report
 - Mostly yard maintenance and trailers, potentially fewer trash cans that are not screened
 - Notices have been sent for the in-person meeting with homeowners in August

4. Old Business:

- ACHD funds
 - Received and deposited in the CIT Reserve account
 - Need to schedule a date to meet with the tax accountant
- Speeding in subdivision
 - Still waiting for the petition for Montague from ACHD
- Playground inspections/repairs
 - Steering wheel shaft frame bid – Brett has checked this and it does appear the shaft frame is causing the wobbling in the new steering wheel; the Board will look at this further
- Clubhouse clock repair
 - Still attempting to get a bid for the repair
- Fountains at Balthasar and Palermo
 - Neither the Palermo nor Balthasar fountains are expected to be impacted by the ACHD road widening scheduled along Locust Grove and Victory
 - Bid for Loring Evans - \$1440 for conceptual drawings and designs; will be his concept based upon input he received from the Board; the bid for the actual build will be provided after the Board has agreed to the concept
 - Motion to accept: Jason Porter
 - Second: Michael Guerrero
 - Unanimously approved
- Carriage walk lifting (patio homes)
 - First step is to remove the carriage walks
 - Bid is being pursued
 - Will survey patio homeowners regarding whether to replace them
- Water feature filtration at ponds
 - This repair is about two months out due to staffing issues for Dan's Pump and Filter
- On street parking
 - Met with the HOA attorney regarding how to approach non-compliance
 - Option presented for the attorney to send a non-compliance letter to the homeowner and charge the homeowner for the attorney fees
 - Began discussion regarding how to enforce CC&Rs for on-street parking, including how to address RVs, boats, etc.
 - MGM suggested a committee be involved to identify repeat offenders
 - Takeaway: each Board member to drive through the sub at different times of the day to get a feel for the situation
 - Concern: Community members parking at the pools
 - Topic tabled for further discussion at the next meeting
 - Motion to table: Jason Porter
 - Seconded: Jason Brown

5. New Business:

- Resolution for maintenance of swales
 - Previous Board members worked with legal and approved the resolution, but never executed the document
 - Motion to accept: Jason Porter
 - Second: Jason Brown
 - Passed unanimously
- Define emergency situations
 - Pools

- Code Brown is required to be handled as an emergency
 - All Board members agreed if there is an issue requiring closure of a pool, the pool can be closed until a vendor can be contacted during normal business hours
 - There are other pools available if one needs closed
 - Avoids after hours fees from vendors
 - Actions to be taken:
 - When a pool gate needs locked, MGM reaches out to Board members, and will continue to call Board members until they reach someone to lock the gate
 - The Board will post to Tuscany News whenever a pool is closed for an unknown period of time
 - The Board discussed getting four small “Pool closed temporarily” signs to hang when locking the gate
 - Irrigation:
 - Imminent property damage constitutes an emergency
 - MGM after hours number is handled by the vendor coordinator
 - Haley to research exactly how situations are handled
 - Need to also find out what Lawn Co does for water situations
 - Board expressed agreement that water issues should be handled as emergencies
- New handyman
 - Handyman Leo wasn't interested
 - MGM uses Treasure Valley Handyman for other subs with positive reviews; basic rate is charged depending on the job; awaiting pricing
 - Spencer: He assisted Michael with the Clubhouse door; licensed contractor who lives in the subdivision; MGM reaching out for a fee schedule
- Tree removal bids
 - Three trees needing removal plus four stumps
 - Blue Ribbon has provided bids for the various trees with stump removal charged separately
 - MGM to request a sum total bid for removing all trees and grinding all stumps
- Pistioa pool issues
 - A drain pipe is not lined up correctly, which causes it to clog and needs fixed
 - When clogged it prevents Absolute Pool from backflushing, which is necessary for maintaining the pool
 - The pipe needs dug up and replaced
 - MGM pursuing a bid
- Removal or replacement of bollards
 - City indicates the bollards are not required, and City has stopped replacing them due to being a nuisance
 - \$1500 to replace entire bollard and base; \$500 to replace bollard with recycled one
 - Board agreed not to replace any broken bollards
 - MGM to get bids for removal of bases to broken bollards
- Bike rack installation at pools
 - Three bike racks awaiting installation; concrete work needed at Clubhouse and Tiber pools
 - MGM has pursued bid for Clubhouse pool and will get some for Tiber pool, as well
 - Plan is to have the bike racks installed before 2023 summer season

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:

- August 24, 2022 at 6:30p via Zoom

9. Adjourn:

- 8:15p

Signed by: Jason A. Brown

Date: 8/3/22

Print Name: Jason Brown

Title: Tuscany HOA Vice President