

TUSCANY

Board of Directors Meeting Agenda

September 21st, 2022 - 6:30 to 8:30 PM

Zoom Meeting

1. Roll Call / Call to order

6:33 PM Jason Porter, Michael Guerrero, Brett Neukam, Tom Perkins, Jason Brown

2. Meeting minutes

- August meeting minutes have been approved and uploaded

3. MGM Action item review

- Collins Law – Brindee called payments will be sent over to MGM.
- Pool Issue Village Pool – Board to go to all pools to see what is needed.
- Playground issues – Parts still not available to complete the work. Small amount remaining. Parts should arrive in 4 weeks.
- Water Features – Dan's pump waiting upon the irrigation water shut off. Haley will get the changes going on the schedule. September 28th irrigation will be shut off.
- Carriage Walk – Haley will speak with ACHD to follow up on requirements.
- Patio Home agreements – The agreements need to be recorded. Collins Law is to perform the recording. Jason Porter will discuss with Brindee. It has been raised on the priority list. If necessary, MGM can take them to be recorded.
- Updated statement of values – Jason will provide to MGM.
- Parking in Patio Homes – Have received bids for painting and signs. MGM is attempting to get additional bids for the painting.
- Zaldia Fountain – The leak is located behind a cinder block wall. Waiting for irrigation to be shut off. Will need a contractor to tear down the wall.
- Pond Cleaning – Still not resolved. Aquatechnix will be spraying the ponds. Trying to find some to clean up the ponds. Landscaping companies are not wanting to perform that work.
- Pathway sealing – In process; scheduled completion by end of the week.
- Roundabout damage – Small claims case has been filed and is going through the legal process.

4. Reports:

- Reports of officers - None
- Reports of committees
 - Patio Home – One bid on signs for enforcement of parking. Need to review bids for striping in the parking lots and the fire lane painting.
 - Landscaping – Meeting last Wednesday – Areas of dead grass due to sprinkler issues. Best time to overseed next year. Park in the Village needs overseeding. Considering subdividing Tuscan for common area maintenance. Berm issues on Amity behind Stromboli still an issue.
 - Activities – Looking to include local food trucks in the Halloween event. Clubhouse reserved for November 1st for cleanup.

- Financial report by Treasurer
 - Financial Reports were reviewed with the Board and will be posted to the website.
- CCR violation report (No issues to discuss)

5. Old Business:

- Speeding in subdivision
 - More information to come from the ACHD. There are motions being presented by the ACHD that will reduce requirements by 5% for neighborhood petitions on traffic calming. Tuscany failed the previous cut-through traffic review, and would have to triple the amount of cut-through traffic to pass a new one.
- Clubhouse clock repair
 - Three (3) bids received for the clocks. Tower clock: \$8,450. National Time: \$5,750 just for the clock movement; would need to hire someone local to install. Electric Time: \$2,849, and would also need to hire someone to install. They offer a 3-year Warranty and make their own clocks. Lyttle Sign would be a potential company to do the install. Three members of the Board agreed we can move forward with getting a bid for installation.
- Fountains at Balthasar and Palermo
 - Angela from Cushing Terrell is trying to get together with Michael to discuss the concept he presented at the last meeting. We need to setup an appointment to meet with her as a Board.
- Carriage walks lifting (patio homes)
 - Need to determine whether we need to get a permit through ACHD. Spencer from MDC was advised by ACHD of more work that would need to be done if the carriage walks are replaced, including adding crosswalks and lighting. Haley will call ACHD to get clarification.
- Water feature filtration at ponds
 - The water feature at the south side of Palermo has not worked in a year. We have ordered a new filtration system and are waiting for Dan's Pump and Filter to complete the installation. They are waiting until irrigation is shut off, targeting October. Would like to make sure the fix is working before winter.
- On street parking/no parking zones
 - Discussed how to approach enforcing the CC&Rs in regard to parking, including potentially having Collins Law draft a resolution defining how we are going to handle this issue, including addressing RV parking. Further discussion needed by the Board prior to setting up a meeting with Brindee at Collins Law.
- Bike rack installation at pools
 - Concrete will be installed in 2 weeks and then the bike racks will be installed. Lawn Co checked the water noticed at the Clubhouse pool location and found no issues related to the sprinklers. Need to make sure Lawn Co has capped off on the east side. Brett will validate.

6. New Business:

- Vandalism
 - There were three instances of vandalism recently to a block wall near the pond south of Palermo, and the fountains at Zaldia and Rome being soaped. Residents are asking about having cameras installed to assist in reducing crimes at the fountains. Some residents feel there is a need to get the neighborhood watch in place, but very few residents have actually volunteered.
- Annual flowers contract for 2023

- The bids for 2023 are 10% higher than last year. Jason Porter motioned to accept the bids by the current vendor; Tom Perkins seconded the motion. All members of the board voted in favor.
- Parking lot removal in Tuscany Village
 - The bid for demo and haul off is around \$12,000. Jason Porter motioned for removing parking lot. Tom Perkins seconded. Four members voted in favor: Tom Perkins, Jason Porter, Jason Brown, Brett Neukam. Michael Guerrero voted against.
- Landscape/pond maintenance contracts for 2023
 - For 2023 the Board decided to allow landscaping companies to choose whether to bid on the whole subdivision or bid on one or more sections of the subdivision. A map of the subdivision showing the various sections for bidding will be provided to MGM. The expectation is this will give more companies the ability to bid.
- Amity Road berm project
 - Will need to meet on-site to discuss the issue. Jason Porter has suggested removing the grass from the top of the berm and shifting the sprinklers toward Amity Road. A French drain could also be added along the fence to prevent water from draining into the homeowners' yards.
- Zaldia fountain leak
 - The leak is located behind a cinderblock wall, which complicates the repair. The plan is to meet with Absolute Pool to discuss what needs to be done, and then get bids for the opening and repair of the wall.

7. Homeowner Forum: (maximum of 30 minutes)

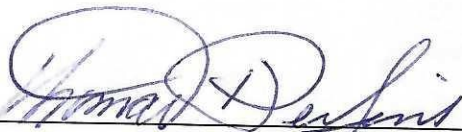
- This time is set aside for homeowner comments to be considered for future board action. Chat will not be active so please use the Zoom "raise hand" function to comment or ask a question. Individuals may be limited on time to allow other participants an opportunity.

8. Executive Session:

- Discussion of accounts receivable
- Discussion on pending legal matters

9. Schedule Next Meeting Date: Wednesday 10/26 6:30 PM

10. Adjourn: 8:29 PM

Signed by: 

Date: 10/21/2022

Print Name: THOMAS D. PERKINS

Title: Secretary