



## **Board of Directors Meeting Agenda**

November 30, 2022 - 6:30 to 8:30 PM

Zoom Meeting

### **1. Roll Call / Call to order**

- Jason Porter, Jason Brown, and Brett Neukam in attendance
- Called to order at 6:31p

### **2. Meeting minutes**

- October meeting minutes have been approved and uploaded

### **3. MGM Action item review**

- Playground inspection – The part is in; waiting to get on their schedule
- Dan's Pump and Filter – Expecting they are waiting until spring at this point
- Carriage Walks – Removed and replaced with sod
- Patio Home Maintenance Agreement – Haley reviewing to ensure agreements are signed by current homeowners; either MGM or Collins Law to get them deeded
- Capulet Marsh – Granite Excavation declined; awaiting another bid
- Clubhouse Repairs – Jason Porter motioned to send to MDC, Jason Brown seconded, and Brett agreed
- No Parking Signs – Jason Brown has proofs in DocuSign; will execute and send back to MGM to have Nesmith produce them; need finalized bid from MDC to determine who to do installation
- Palermo and Balthasar Entrance Features – The bid from Cushing Terrell was extremely high; the Board to investigate costs further
- CC&R Enforcement Document – Still in progress
- Entrance Lighting – Alloway bid \$80-\$100 per inspection plus cost of any repairs; projected to be about \$5K in work
- Pond Cleaning – No response from Blue Ribbon in regard to pond cleaning; need to reach out to other vendors
- Pathway Sealing – Completed; still awaiting invoice from Proline; Jason Porter asked that it be sent to the Board before being paid
- Bullrush Removal – Aquatechnex treated the bullrush; should have their invoicing by end of the week
- Village Parking Lot Removal – Bollards are on order

### **4. Reports:**

- Reports of officers
  - Lights are up at Victory entrance to Tuscany Village, and string that was out at the Amity entrance has been fixed
- Reports of committees
  - Patio Home

- Sign proofs are pending DocuSign; curb painting needs to wait until spring at this point; advised Haley we'd like the signs installed in December depending on when Nesmith can deliver them
  - Landscaping
    - Last meeting was a dinner; next meeting will not occur until spring
  - Activities
    - Next event is Christmas/ holiday event
    - Still need additional members
- Financial report by Treasurer
  - Reviewed balance sheet
  - Reviewed Budget vs Actual
    - In October we received the income tax refund from the overpayment in 2020
- CCR violation report
  - Nothing to discuss

## 5. Old Business:

- Clubhouse clock repair
  - New clock is on order; expected to ship mid-January
- Fountains at Balthasar and Palermo
  - Discussed in Action Item Review
- Water feature filtration at ponds (deferred to spring)
  - Discussed in Action Item Review
- On street parking
  - Letters being sent for commercial vehicles and vehicles parked long-term
  - To revisit after the first of the year
- Parking lot removal in Tuscany Village
  - Will not be removed
  - Bollards have been ordered and are expected in late December
  - Jason Porter has identified a shed; cost with 15% discount, delivered and installed: \$10,616.48
    - Has OSB backing and a floor
  - Jason Porter motioned to approve, Jason Brown seconded, unanimously approved
- Landscape bids for 2023
  - Brett met with more than a dozen companies and received bids for Patio Homes Common areas separate from the rest of the HOA in order to get bids
  - Recommended Hardy for the Patio Home Common areas and Lots, Diamond Lawns east of the Ridenbaugh Canal, and ProCare west of the Ridenbaugh Canal
    - Total cost for HOA landscaping: \$239,000
    - Per lot cost for Patio Home Owners: \$460
  - Brett Neukam motioned to approve, Jason Porter seconded, unanimously approved
- Amity Rd berm project
  - Starting plan is to remove the grass from the top of the berm, move the sprinklers, and install a French drain
  - Agreed to have all three landscape companies provide a bid
- Zaldia fountain leak (postpone till early spring)
  - Nothing to discuss at this time
- Annual budget
  - Board reviewed the budget
  - Agreed no dues increase for this year, but needs to be considered for next year; homeowners to be apprised in letter accompanying the budget

- Jason Porter motioned to approve, Jason Brown seconded, unanimously approved
- Tree removal (dead pine, large willow blocking pond drainage)
  - This work has already been approved, but has been delayed to January
- Clubhouse and pool facility repairs
  - Discussed in Action Item Review
- 1802 E. Serchio HOA land purchase
  - Jason Porter to meet with the homeowner in December
- ACHD speed control
  - ACHD is sending the petition packets for Montague to Jason Brown
  - ACHD is potentially removing the cut through study requirement in early 2023, which would mean ACHD will provide the speed humps if enough signatures are collected

**6. New Business:**

- Pond maintenance bid
  - Blue Ribbon has failed to provide a bid
  - Another company provided an extremely high bid
  - ProCare includes some pond care (keeping the drain inlets clean)
  - We will need to consider some supplemental pond care
- Christmas event and judging
  - Holiday event will be December 22 at the Clubhouse
  - Holiday lighting contest
    - Board agreed to match last year's prizes (\$150, \$100, 4 @ \$50)
    - Tom previously offered to have the kids judge the lights again
- Snow removal bids
  - Board requesting snow removal bids from new vendors

**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:**

- January 18, 2023 at 6:30p

**10. Adjourn:**

- 8:42p

Signed by: Jason A. Brown Date: 11/30/22

Print Name: Jason Brown

Title: Tuscany Vice President