



Board of Directors Meeting Agenda

February 22, 2023 - 6:30 to 8:30 PM

Zoom Meeting

1. Roll Call / Call to order

- Call to order: 6:31 p.m.
- Jason Porter, Jason Brown, Brett Neukam, and Thomas Perkins in attendance

2. Meeting minutes

- January meeting minutes have been approved and uploaded

3. MGM Action item review

- Water features not working
 - Dan's has pulled the old pump and submitted an estimate for a new one
 - MGM to reach out to Dan's for a timeline update for replacing the filtration system
- Parking signs for patio homes
 - The signs were supposed to be received today
 - MGM will reach out to Nesmith to schedule when they can meet Jason Brown to discuss where the signs need to be installed
- Entrance Lighting
 - MGM indicated the vendor reported this work was done, but Jason Porter expressed that there is more work needed along Locust Grove

4. Reports:

- Reports of officers
 - None
- Reports of committees
 - Architectural
 - Not in attendance
 - Patio Home
 - Have seen an uptick in vehicles parking in the fire lanes
 - Signs to be posted next week; once posted homeowners will be able to call Code Enforcement or Meridian PD's non-emergency number to have vehicles ticketed
 - Landscaping
 - Next meeting scheduled for March 8 at the Clubhouse
 - Attempted to get Lawn Co to come out and finish the second fall cleanup that did not get completed last year; they have done some work, but not everything needed
 - Our current vendors will have more to do as part of the spring cleanup; Brett has been in touch with them about this
 - Activities
 - Next meeting scheduled for February 28 at the Clubhouse

- Eight volunteers have joined the committee
- Financial report by Treasurer
 - Reviewed the Budget vs Actual and Balance Sheet
 - Inv# 231481 for bollard in the amount of \$970.27 was coded as General Maintenance (6425-3), needs to be coded as Capital Expenses (6305)
 - \$500K of the Reserve has been invested in a CD ladder (3-, 6-, 9-, and 12-month) earning 3.75%
- CCR violation report
 - No report for this month, yet
 - We have asked MGM to conduct drive throughs every month going forward

5. Old Business:

- Clubhouse clock repair
 - The new clock is in and working
 - The clock is an upgrade and will automatically reset after power outage, daylight saving time, etc.
- Fountains at Balthasar and Palermo
 - Board is continuing to investigate options
 - Reviewed a bid from Meridian Design Center (MDC) for partial demolition of the Balthasar fountain and converting it to a planter
 - Will have the Landscape Committee review the bid and planter idea, and the Board can then look to move forward next month
 - Cushing Terrell indicated they would look for ways to save cost focusing on the Palermo entrance feature; will reconvene discussion once the update has been received
- On street parking
 - Meeting with Brindee needs to be scheduled sometime after this coming Tuesday
 - Discussed having a CC&R amendment ready for the annual meeting
- Amity Rd berm project
 - No bids yet obtained
 - Brett to work on this starting next week; Jason Porter to ask JCG for a bid
- Clubhouse and pool facility repairs
 - The breakdown of the list has been reviewed by the Board and the appropriate portion will be sent to Spencer to bid it out
- ACHD speed control
 - Reviewed the survey results: 57 homes responded with 37 (64.9%) respondents indicating they would sign the petition and 20 (35.1%) indicating they would not
 - Board agreed we should move forward with collecting signatures
 - ACHD broke the homes down into smaller subgroups to limit the amount of homes any one volunteer would need to contact
 - Only looking at speed humps between Rome and Zaldia
 - Next steps:
 - Get an extension from ACHD for returning the petitions
 - Recruit volunteers to collect signatures
 - Collecting signatures does not commit us to moving forward with the speed humps
- Capulet Marsh
 - This work is coming along; JCG is almost done
 - ACHD will provide the sand as soon as JCG has completed their work
 - JCG was asked to look at a second basin
- Zaldia entrance landscape refresh

- Removing the current lavender and replacing it with new lavender plants spaced better (going from 170 down to 96); the dogwoods will not be replaced
- Will use landscaping rocks in the planter in place of bark
- Dead geese along pathways
 - Discussed Ecolake bid for removal of the dead geese
 - This is something ProCare should be taking care of every two weeks
 - No action to be taken on this bid

6. New Business:

- Pond dredging
 - Pond 1 (smallest and final pond in series) is in need of dredging
 - One bid received from ProCare
 - Jason Porter to meet with JCG to get another bid
- Pond aerator proposal
 - Reviewed bid from EcoLake for pond aerator maintenance
 - Jason Porter to meet with EcoLake to review the bid
 - Brett asked that the aerators also be adjusted
- Water feature filter project
 - Dan's Pump and Filter has not yet committed to a date for the filtration system installation
 - Dan's has provided a bid for replacement of the motor on the fountain on the south side of Palermo; Jason Porter showed that Dan's bid is significantly less than we previously paid PPS
 - Jason Porter motioned to accept, Jason Brown seconded, all in favor
- Root removal at pond well
 - Roto Rooter has provided a bid to remove the roots from the well on Pond 1
 - This has been scheduled for Monday, February 27
 - Previously approved through email
- Clubhouse pool deck redo
 - Jason Porter met with Modern Concrete about the traction failing
 - Modern Concrete will warranty the Sealer
 - Additional cost for repairing outstanding cracks previously approved through email
 - Modern Concrete has committed to completing the work prior to the Memorial Day weekend
- Benches along walking paths
 - Homeowner request sent to MGM
 - Board will review the suggested locations and determine the quantity needed
 - Cost is \$300-\$400 per bench for a flat style, up to \$700 for ones like those in the pocket parks
 - Added to the agenda for the Landscape Committee for their input
- Annual meeting
 - Must be held between April 15 and the end of May
 - Board discussed having the meeting in-person only (no Zoom element)
 - Tentative date of May 24 pending availability of Sienna
 - Discussed utilizing mail-in voting again this year, with mail-in votes due by the end of May, and extending to June 10 if the votes received do not constitute a quorum

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, March 15 at 6:30 p.m.

10. Adjourn:

- 8:05 p.m.

Signed by: Jason Brown

Date: 2/25/23

Print Name: Jason Brown

Title: Tuscany HOA Vice President