



Board of Directors Meeting Agenda

January 18, 2023 - 6:30 to 8:30 PM

Zoom Meeting

1. Roll Call / Call to order

- 6:31 PM
- Jason Porter, Brett Neukam, Tom Perkins, Jason Brown

2. Meeting minutes

- November meeting minutes have been approved and uploaded

3. MGM Action item review

- Lawnco is not being retained for 2023. We need to notify them now, but request that they still come out to complete the fall clean-up work.
- Collins Law overpayment issue. Need to review and make sure we understand all facets of this issue.
- Playground Equipment. Waiting to be notified they have parts and can finish the work.
- Water Features still not completed at this point. Dan's Pump and Filter has not indicated when the work will be done. Pond levels are down now, which Dan's requested.
- Walkway removal completed. Slabs were thicker than expected at 18".
- Patio Home Maintenance Agreement. Board decided to proceed with deeding the agreements in-hand at this point. Jason Porter motioned, Jason Brown seconded, unanimously approved.
- Parking signs for patio homes. Nesmith does not provide official bids, but will sign one if we put it together and submit to them. MGM will create the bid.
- Zaldia Fountain Leak. Jason Porter will meet with Absolute Pool to identify where the leak is and what needs to be done to assess and repair it.
- Fountain Replacements at Palermo and Balthasar entrances. Brett suggested we get bids for demolition of the Palermo and Balthasar fountains. Suggested to potentially repurpose the Balthasar fountain as a planter. Board to meet at the Balthasar fountain to consider alternate options.
- Trees to be removed. The willow tree near the drain on the Pond along Lamone has been removed. Discussed other trees identified for removal, including an arborvitae at the Tuscany Village entrance.
- Entrance Lighting. Approved and signed. Have not heard back from vendor. Awaiting scheduling.
- Pond Cleaning. Pro Care is doing this now. Per Brett they should be performing cleanup on a bi-weekly basis. They will pick up the dead geese around the ponds and see if they can identify a possible reason for the deaths.
- Zaldia Roundabout Damage. Jason Porter will attend the arbitration. They have accepted the amount of the damages.
- Village Parking Lot. Two bollards have been installed and preparations made for the third, which is on order.
- Pistoia pool potential leak. Need to check whether we are losing water.
- Overgrown areas on the ponds. ProCare may be able to take care of this. Brett will discuss this with them.
- Pool furniture. Tom researched and found a wide range of prices for replacement furniture. He needs to go back out and look at the chairs to determine how many need fabric replacement. Suggested to consider supplementing the lounge chairs with additional seating styles. The chairs need to get stacked and stored for the remainder of the winter.

4. Reports:

- Reports of officers
 - None
- Reports of committees

- Patio Home – Working on the No Parking signs. If the signs eliminate the parking issue, we shouldn't need to paint the red stripe on the curbing. Starting 2023 in a good financial position for the maintenance agreement reserves.
- Landscaping – Next meeting will be in March
- Activities – Easter is the next event, and we need to get started on the planning. Kara has potentially recruited some much-needed additional volunteers to assist.
- Financial report by Treasurer
 - The community is in a good financial position with a healthy reserve.
 - The HOA came in approximately \$30K under budget. The Board decided to keep the extra monies in the operating account due to the projected shortfall in 2023.
 - Proposed by Tom Perkins to invest \$500,000 in CD's. Seconded by Jason Porter, unanimously approved.
- CCR violation report
 - The Board opted for year-round inspections by MGM instead of just April through November. Jason Brown motioned; Jason Porter seconded, unanimously approved.

5. Old Business:

- Pathway maintenance and repair.
 - Maintenance bill paid in December
 - Additional \$15K in repairs due to be pulled from the capital improvement budget (reserves)
 - Jason Porter motioned, Brett seconded, unanimously approved.
- Clubhouse clock repair
 - Parts delivered to vendor. Awaiting scheduling. MGM will follow up.
- Fountains at Balthasar and Palermo
 - Discussed during action item review
- On street parking
 - Need amendments to CC&R's to correct the contradicting sections, which make it difficult to know how to uniformly enforce the rules.
 - Board agreed the next step will be to meet with our attorney to discuss potential verbiage changes.
 - An amendment would require a 50% + 1 approval by the homeowners.
 - In the meantime, the Board will continue to concentrate on commercial vehicles, work trailers, and vehicles parked long term.
- Amity Rd berm project
 - Brett to start meeting with landscape companies next week to get bids
- Clubhouse and pool facility repairs
 - Jason Porter to review the list and identify tasks specific to Spencer. He will then send to board for approval or changes.
- ACHD speed control
 - A survey has been sent to directly impacted homeowners
 - Approximately 58 responses (including a few duplicates) received to date with 65.5% so far indicating they would sign the petition
 - Jason Brown to have Haley send a reminder about the survey to the impacted homeowners
- Pond maintenance bid
 - Jason Porter motioned to approve Ecolake and their Gold Plan for 2023 pond maintenance, seconded by Jason Brown, unanimously approved.
- Snow removal bids
 - Previously agreed ProCare and Diamond Lawn will be handling snow removal for the portions of Tuscany they will be doing the landscaping for.

6. New Business:

- Board member resignation
 - Michael has resigned
 - Position will remain open until annual meeting
- Capulet marsh
 - Three bids received, with a fourth verbal estimation
 - JCG Excavation had the lowest bid and is approved by ACHD

- Brett motioned to approved, Jason Porter seconded, unanimously approved
- Zaldia entrance landscape refresh
 - Brett motioned to approve the bid from Sunshine Landscape, Jason Brown seconded, unanimously approved
- Tree maintenance bids
 - Jason Porter motioned to approve the updated Blue Ribbon bid, Brett seconded, unanimously approved
 - Jason Porter motioned to approve the Blue Ribbon pruning bid, Jason Brown seconded, unanimously approved
- Dead geese along pathways
 - Pro Care to remove them and attempt to assess the cause of the deaths

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.
 - No questions from attending homeowners

8. Executive Session:

- Discussion of accounts receivable
- Discussion on pending legal matters

9. Schedule Next Meeting Date:

- Wednesday, February 22, 6:30 PM

10. Adjourn:

- 8:51 PM

Signed by: Thomas Perkins

Date: 2/16/2023

Print Name: Thomas Perkins

Title: Secretary