



## Board of Directors Meeting Agenda

April 19, 2023 - 6:30 to 8:30 PM

Zoom Meeting

### 1. Roll Call / Call to order

- Jason Porter, Jason Brown, Brett Neukam, Thomas Perkins
- 6:31pm

### 2. Meeting minutes

- March meeting minutes have been approved and uploaded

### 3. MGM Action item review

- Deferred

### 4. Reports:

- Reports of officers
  - None
- Reports of committees
  - Patio Home – Committee is now responsible for managing the fire lane parking; had one issue, but appears the signs are having a positive effect
  - Landscaping – Balthasar fountain plants discussed at the last meeting; the minutes are not yet published as the document exceeded the website size requirements
  - Activities – Positive feedback on the Easter event; folks liked it at Siena better than Renaissance; CTC helped sponsor the event which helped it come in under budget; next event from Activities committee is National Night Out
- Financial report by Treasurer
  - Reviewed Balance Sheet and Budget to Actual
  - Requested MGM have the Other Assets updated/ corrected before next Board meeting
  - Discussed the tax bill due for the ACHD funds
  - Requested Dan's Pump and Filter bill for new filter be moved to Capital Expenses
  - Separation of irrigation charges to be corrected into the Management Contract billing
- CCR violation report
  - Schedule compliance hearing – To be scheduled
  - Homeowners in attendance were reminded how to respond to courtesy notices

### 5. Old Business:

- Fountains at Balthasar and Palermo
  - Balthasar: The bottom floor was demolished with 8" of drain rock and soil added in; currently getting bids for compost, topsoil, and paint; bid for shrubs received today, not yet forwarded to the Board; cost to date is \$6k, with an expectation of \$14k including paint job (\$11k without)
  - Palermo: Jason Porter presented the bids received for both demolition and refurbishment of the current structure. He also shared the design submitted by Cushing Terrell. Jason Brown presented drawings of a potential design. Detailed discussion followed about the current structure, the merits of keeping it, suggestions for how to pursue additional design ideas, etc.

- On street parking/CC&R parking amendment
  - Board is attempting to clear up contradictions and poor language within the CC&Rs
  - Temporary RV parking is not addressed in existing CC&Rs; amendment adds language allowing 48 hour maximum for loading and unloading of RVs, travel trailers, and boats
  - Amendment addresses habitual street parking by removing contradictory language
  - A ballot will be forthcoming for homeowners to vote on this amendment, which requires a 50% + 1 vote
- Amity Rd berm project
  - Project is in progress with sprinkler work scheduled for this week
  - Rock to be added soon
  - Board agreed to utilize volunteers to roll out some weed barrier beforehand
- Clubhouse and pool facility repairs
  - Spencer has started working through the maintenance list. Several items have been completed with the rest expected to be complete before pools open.
- Capulet Marsh (completed)
  - Canal is now full and the basin seems to be working as planned, even during the recent rain and snow
  - Brett suggested some vegetation be added to block the view of the drainage basin and agreed to pursue some bids
- Zaldia entrance landscape refresh (completed)
  - Large clumps of suckers at the base of the trees in median need addressed
- Pond aerator proposal
  - Jason Porter signed the EcoLake bid, but it was not provided to EcoLake by MGM
  - Jason Porter to reach out to EcoLake to get things going
- Water feature filter project (completed)
  - Will monitor to ensure the new filter system is effective before replacing the filters at the other ponds (one per year)
- Clubhouse pool deck redo
  - To be done in May
- Benches along walking paths
  - Order to be placed for four benches
  - Instead of pouring a full pad for each the Board agreed to just cement the feet
  - Board was good with black or green
- Annual meeting
  - Siena has been reserved for May 24 from 6:30 – 8:30 p.m.
  - Will publish announcement to Tuscany News and via eBlast to solicit Board member candidates
  - The meeting will be in-person only this year
  - All homeowners will receive a ballot in the mail and can vote ahead of time by mail, dropbox at the Clubhouse, or at the annual meeting
- Clubhouse fireplace
  - Jason Porter will meet with an electrician in the next week about installing a wall switch to control the fireplace instead of relying on the faulty remote
- Security bids
  - Board previously agreed on Deep Six for security this summer
  - Their contract needs to be updated to show more clearly when they will do the visits and correct references to another client
- Pool furniture
  - Discussed replacing the pool furniture at either two or four pools
  - After reviewing the selections Jason Porter identified, the Board agreed on the Aruba style and replacing all four pools this year at a cost of \$48,000

- Thomas Perkins motioned, Jason Porter seconded, unanimously approved
- Clubhouse putting green re-purpose proposal (postponed until annual meeting)
- Tybalt/ Beatrice pond shoreline repair (postponed until bids are collected)

**6. New Business:**

- Email for Tuscany HOA
  - Board discussed whether to publish our Tuscany HOA email or set up an auto-forward from MGM
  - After discussion, the Board agreed to have an auto-forward set up so we can have a record to follow up on homeowner complaints about lack of response from MGM
- Damaged playground equipment at Tuscany Village
  - A vendor damaged some playground equipment and has accepted responsibility
  - The equipment is not a hazard, but does not have full functionality
  - Getting bids to have the structure repaired with the bill to go to the vendor
- Alloway Electric landscape lighting bid
  - The first bid did not include the Palermo entrance area and the second bid for just this area is twice the original bid
  - Jason Porter suggested we meet with Alloway to discuss the differences between the two bids
- Sidewalk issues (cracking on Palermo and exposed rebar in Tuscany Village)
  - Tom is checking out the large section of cracked sidewalk along Palermo and the raised property markers in Tuscany Village
  - He has placed a call to ACHD to find out which items are their responsibility and which are the HOA's responsibility

**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 actively monitored 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 of pending legal matters

**9. Schedule Next Meeting Date:**

- Annual Meeting on May 24, 2023

**10. Adjourn:**

- 8:59pm

Signed by: Jason A Brown

Date: 4/21/23

Print Name: Jason Brown

Title: Tuscany HOA Vice President