



Board of Directors Meeting Agenda

March 15, 2023 - 6:30 to 8:30 PM

Zoom Meeting

1. Roll Call / Call to order

- Call to order: 6:33 p.m.
- Jason Porter, Jason Brown, Brett Neukam in attendance

2. Meeting minutes

- February meeting minutes have been approved and uploaded to the website

3. MGM Action item review

- Water feature filter retrofit project – MGM to confirm schedule for this week
- Patio Home Maintenance – The tracking spreadsheet has been updated; notes have been added for more detailed tracking of those who have not yet paid
- Capulet Marsh – Excavation completed, but is not draining as expected; this is now ACHD's responsibility to resolve, and they currently have a couple plans for addressing the water
- Clubhouse fireplace – A check was issued for a new remote incorrectly, but has been cancelled
- HVAC maintenance – No record of payment being made to Western Heating & Air this year or the previous two; questions remain about what work they've performed and what is owed to them
- Clubhouse and Pool facility repairs – The list has been sent to Spencer and he has confirmed MDC will get the work done; they will combine smaller items and send bids for the larger ones
- Parking signs for patio homes – Taller posts are in and the replacement sign should have been received today; they expect to be out Thursday morning to replace the shorter posts; contract with Nesmith has not yet been signed by Jason Porter, so he asked that MGM DocuSign the contract to Jason Brown for signature
- Entrance lighting – Alloway to address additional lighting on Locust Grove and Palermo that was missed during previous inspections and will provide updated bid.

4. Reports:

- Reports of officers
 - None
- Reports of committees
 - Patio Home
 - Taller posts have been received and replacement sign was supposed to arrive today; Nesmith expected to get the new posts and sign installed Thursday
 - Enforcement of parking in the fire lanes has been turned over to the Patio Home Committee members, who have been added as authorized callers to Nesmith
 - Patio Home Committee members are to pursue Code Enforcement/ Meridian PD before calling to have vehicles towed unless the residence has a history of non-compliance
 - Procedure for CC&R Compliance document

- Reviewed the suggested updates to the document including clarifying that neighbor complaint letters will not be sent; instead the homeowner registering the complaint will need to send in photographic or video evidence or have the complaint validated by MGM or a Board member to have a notice of violation sent
 - Discussed the violation timeframes and balancing between the more strict timeframes on the current letter and those on the MGM Violation Procedure document
 - Send to Mike at MGM once approved by Board to ensure all laws and regulations are adhered to
 - Landscaping
 - Reviewed current and future projects
 - Agreed with the plan to convert Balthasar entrance feature to a planter; the committee members were excited to start identifying plants to be used
 - MDC scheduled to begin demolition on March 22nd
 - Bollards in Tuscany Village parking lot were collecting water; MDC to drill holes to allow the bollards to drain properly
 - Activities
 - Easter Event will take place at Sienna Elementary on April 8 at 10:00a
 - Several committee members will start setting up at 7:00a
 - 10K eggs versus the 5K eggs from last year
 - CTC is sponsoring cost of the bounce house and food for the Easter Egg stuffing event
 - Albertsons has been approached about sponsoring donuts again this year, but has not yet confirmed
 - Looking good for coming in under budget
 - Sienna has given the okay to host a movie night on their property
 - In discussions with CTC, who have been offering to sponsor one or more movie nights
 - Tuscany Triple is in the works, as is the 4th of July parade
 - Board to assist with sponsorship of both
- Financial report by Treasurer
 - Balance Sheet and Budget vs Actual reviewed
 - Discussed the Patio Home Maintenance fees and the need to sit down with MGM
 - Discussed the need to have Dan not create new line items in the budget, but to instead consult with the Board for where payment should be applied
 - Brett has worked with ACHD to pursue having them repair the damaged walls along Eagle, but they have declined; Landscape Committee to offer recommendations about which walls need to come out
 - Discussed how the water levels of the ponds and amount of water drawn from the well are now being controlled by the timer installed, which limits how long the pump runs on a daily basis
- CCR violation report
 - Schedule compliance hearing
 - Jason Porter to work with MGM to schedule Zoom meeting March 28-30

5. Old Business:

- Fountains at Balthasar and Palermo
 - Balthasar to be converted to a planter

- New Palermo entrance idea discussed to completely remove the existing structure and replace it with a couple of 6-8 foot obelisks with the current Tuscany sign suspended between them
- The idea of removing the existing stone walls on either side of the Palermo entrance and replacing them with boulders was also discussed
- On street parking
 - Met with our attorney, Brindee, who is drafting an update to the CC&Rs
 - Should have this verbiage by early April in order to get the addendums sent out with the annual meeting notice
- Amity Rd berm project
 - JCG has done a good job removing the top of the berm and expanding the excavation to allow proper water drainage
 - Even in the rains of the past few days no water was noted to be flowing from the berm into the adjacent homeowners' backyards
 - Discussed having the Landscape Committee come out to spread the rock and do any cleanup needed along the edges of the excavation zone
 - Existing sprinkler lines need to come out, and the landscaper has expressed their desire to wait until the irrigation is turned on to determine what needs to be repaired and which lines need to come out
 - Discussed concerns about weeds growing in the dirt area before the weed barrier and rock can added
 - Agreed to have Brett schedule Conveyored Materials to deliver the rock the first of May
- Clubhouse and pool facility repairs
 - List has been given to MDC for the repairs and they are expected to begin work
- ACHD speed control
 - Reviewed survey results, petition volunteer request, and lack of response; the Board will not be pursuing speed humps along Montague any further
 - Still pursuing options for traffic calming, such as a solar-powered speed sign, road choker, etc.
 - Brett requested that ACHD be asked about installing a crosswalk where the pathway crosses Montague between Tybalt and Deerhill
- Capulet Marsh
 - Discussed above
- Zaldia entrance landscape refresh
 - Scheduled to begin the last week of March or first week of April
 - Expected to require traffic control
- Pond dredging
 - Bullrush has been removed
 - Bids came in higher than expected
 - Pond 1 is now being allowed to refill and will be monitored over the course of this year; the Board to come up with a plan in the fall or winter for dredging
- Pond aerator proposal
 - Ecolake bid has been DocuSigned
 - Brett has not yet heard back about the damaged line
- Water feature filter project
 - Dan's Pump and Filter is supposed to be coming out this week to work on the filtration system and installation of the new pump
 - If they push out again need to consider looking at another vendor
- Root removal at pond well

- The work has been completed
- Roto Rooter ran a camera down the line to verify there were no other obstructions
- They sprayed copper sulfate on the area to prevent re-growth, which is something the Board can take care of in the future
- Clubhouse pool deck redo
 - Modern Concrete is warranting the failed anti-slip coating
 - The pool cover will need to be removed earlier than usual to accommodate the work
 - This is on MGM's action item list to arrange
- Benches along walking paths
 - Reviewed Jason Porter's proposal for four benches along some of the pathways
 - Discussed some changes to the locations of the benches
 - Jason Porter motioned, Jason Brown seconded, unanimously approved
 - Reviewed Jason Porter's proposal for installation of covered tables and grills to replace the putting green at the Clubhouse this year, and at the Tuscany Village Park (2024) and Basilica Pocket Park (2025)
 - Discussed considering garbage cans near the pet stations
 - Board to walk the locations and discuss further
- Annual meeting
 - May 24th from 6:30-8:30 p.m. at Sienna Elementary School cafeteria, it is booked and paid for
 - Open voting like last year will prevent us from having to hold a second meeting
 - Voting to remain open until the end of the meeting
 - If a quorum is not obtained the voting will be extended an additional 10 days

6. New Business:

- Clubhouse putting green re-purpose proposal
 - Discussed above
- Clubhouse fireplace
 - The remote control does not work despite numerous efforts
 - Jason Porter to reach out to companies to look at installing a wall switch for controlling the fireplace
- Tybalt/ Beatrice pond shoreline repair
 - Rock Placing Company provided bid previously to completely redo the shoreline rocks to meet rockery standards, but it is very cost prohibitive
 - Jason Porter proposed pulling the grass and sprinkler lines from the north side of Pond 5 due to the current poor condition and refusal of landscaping companies to care for that area, along with bringing in dirt and shoring up the rocks
 - Proposed the south side should have the sprinklers redone to stop further erosion
 - Discussed looking at the known trouble areas around Pond 2 and Pond 1, as well
- Security bids
 - Peak has indicated they can no longer do patrols for Tuscany
 - Discussed bids from Securitas and Deep Six
 - Agreed to enter negotiations with Deep Six to pursue updates to their contract
- Pool furniture
 - Patrick from MGM offered some suggestions for pool furniture
 - A couple approaches discussed for replacing the furniture
 - Tentative plan is to start with replacing the Clubhouse pool furniture and relocating the current lounge chairs to the other pools, along with adding bistro tables and chairs to each pool
 - Board to request Patrick at MGM put together a proposal

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:

- April 19, 2023 from 6:30 – 8:30p

10. Adjourn:

- 8:51pm

Signed by: Jason Brown Date: 3/16/23

Print Name: Jason Brown

Title: Tuscany HOA Vice President

