



Annual Meeting Agenda

Wednesday, May 24th, 2023 - 6:30 PM to 8:30 PM

Siena Elementary Cafeteria

1. Roll Call / Call to order

- Quorum = 30%
 - Quorum was not met
- Call to order: 6:41p
- In attendance: Jason Porter, Jason Brown, Brett Neukam, Thomas Perkins

2. Proof of Notice

- Notice sent via US mail and posted to website

3. Meeting minutes

- Approval of 2022 Annual Meeting minutes

4. Reports of Officers:

- Report of President
 - Since the last dues increase in 2019 inflation has increased an average of 4.3% per year but actual expenses due to Tuscany aging have increased substantially more
 - Despite this Tuscany's reserve account has remained 100% funded
 - Money from the ACHD land sale has been funding our capital improvement projects
- 2022 Year-end Financial Statement
 - Budget to Actual and Balance Sheet reviewed
- 2023 Approved Budget
 - The approved budget shows a shortfall of just over \$28K

5. Report of Committees/Sign-ups

- Architectural Committee
 - No report
- Clubhouse Committee
 - No report
- Patio Home Committee
 - No report
- Landscaping Committee
 - Craig Hoffman, committee chair, made a request for volunteers. The primary qualification addressed was for the volunteer to have an interest in the entirety of the subdivision, and not just be focused on the section in which they live.
 - The committee has offered suggestions for the plants to be used in the repurposed Balthasar entrance feature
 - Committee meetings resumed in May
- Pool Committee

- A call was made for volunteers, as this committee currently has none
- Responsibilities were reviewed:
 - Help identify areas needing repair/ attention
 - Bring forward issues and concerns to MGM and the Board
 - Alert MGM to behavioral issues
- Activities Committee
 - Kara Ritter, committee chair, made a request for volunteers
 - The summer food truck schedule was discussed
 - The next committee-sponsored event will be National Night Out in August

6. Election of Board of Directors:

- Deadline for ballots is May 24th 2023 close of meeting
- All ballots received by May 24th 2023 will be considered for quorum requirement as an adjourned meeting under the CC&Rs. If 30% quorum is not met, the voting will remain open for an additional 10 days to constitute the 2nd meeting and there will be no quorum requirement.
- Each of the existing Board members spoke
- Both of the two new candidates spoke
- MGM tallied the votes and determined voting to remain open due to quorum not met

7. Old Business:

- Repurpose entrance fountains (Balthasar and Palermo)
 - The decision to remove the existing feature was discussed
 - Design ideas have been presented to Chuck B. Edwards, a landscape architect
 - Drafts expected around late June

8. New Business:

- On street parking CC&R amendment
 - The conflicting language in the current CC&Rs discussed
 - Primary goals of the amendment:
 - Remove ambiguous language preventing the Board from addressing some parking issues
 - Explicitly allow travel trailers, RVs, and boats to park within the subdivision for a period of up to 48 hours
 - Explicitly address issue of homeowners habitual parking on the street
 - Concerns and questions were discussed
 - A request was made for homeowners to approve the amendment
- Update on community upgrades using ACHD Eagle Rd funds
 - Projects completed or currently underway were discussed
 - Additional projects for which funds have been earmarked were discussed

9. Adjourn:

- Meeting adjourned at 8:30p

Signed by: Jason Brown Date: 6/21/23

Print Name: Jason Brown

Title: Tuscany HOA Vice President