



## **Board of Directors Meeting Minutes**

June 21, 2023 - 6:30 to 8:30 PM

Zoom Meeting

### **1. Roll Call / Call to order**

- In attendance: Jason Porter, Jason Brown, Brett Neukam, Richard Wright, Daniel Shafer
- Call to order: 6:32p

### **2. Meeting Minutes**

- April meeting minutes have been approved and uploaded

### **3. Annual Meeting Follow-up**

- Board election results
  - Jason Porter, Jason Brown, and Brett Neukam were all re-elected
  - Daniel Shafer and Richard Wright were newly elected for 2023-2024
- Election of officers
  - 2023-2024 Board positions:
    - Jason Porter – President; Jason Brown motioned; Jason Porter seconded; unanimously approved
    - Brett Neukam – Vice President; Jason Porter motioned; Daniel seconded; unanimously approved
    - Richard Wright – Treasurer; Jason Porter motioned; Jason Brown seconded; unanimously approved
    - Jason Brown – Secretary; Jason Porter motioned; Brett seconded; unanimously approved
    - Daniel Shafer – Member at Large

### **4. MGM Action Item Review**

- Tax Return – Taxes have been paid; need to determine who will sign the filing documents
- Patio Home Maintenance Agreement – One agreement received awaiting Jason Porter's signature
- Tuscany Village Play Structure Damage – Additional work needs to be done
- Email Forwarding – Awaiting an update from Mike regarding this request
- Pool Cleaning and Repairs – Absolute Pool will make sure the pools are cleaned; Kassie had emailed regarding the drain cover and tile repairs
- Raise Pond 5 Outlet Level – No response from Dan's; waterfall on Pond 5 repair has not yet been completed; the initial repair was done but the motor is testing as bad so they will send a bid for a replacement
- Aerator Rebuild and Maintenance – Additional work was authorized on June 19
- Clubhouse Fireplace – Alloway can come out Monday morning to look at what will be needed; Jason Porter or another Board member will meet them
- Clubhouse Pool Deck – Kassie confirmed the last bill for this has been paid
- Clubhouse and Pool Facility Repairs – Jason Porter and Brett Neukam met with MDC on site and three of the four invoices have been revised

- Pool Furniture – Some of the furniture has been delayed until the middle of July; Kassie confirmed the bulk of the order is scheduled to ship July 11
- Amity Berm Drainage Issue – CMCI has agreed to pick up and credit back to us the extra rock they delivered; Diamond Lawns has agreed to load the rock onto CMCI's trucks with no extra cost to us

## 5. Reports:

- Reports of officers
  - None
- Reports of committees
  - Patio Home
    - None
  - Landscaping
    - Brett reported eight people attended the last meeting; committee would like to see the collapsed block paver wall along Eagle Road repaired along with a couple additional walls removed that are no longer needed; discussed dead grasses along major roads they would like to see replaced (Zaldia, Palermo, Montague); three Mugo pines in Patio Home common areas need removed; the cattails and bulrush are coming back extensively in Pond 1; Kassie tasked with reaching out to Brandon at EcoLake to ensure they are treating for this; Canadian thistle in the Ten Mile Canal is invading the surrounding areas; Palermo and Balthasar entrance projects were discussed; would like to suggest the Board put the entrance updates on a schedule; Capulet catch basin is staying dry except for the low point, but residents are complaining about a smell emanating from the basin; Brett suggested some of the moisture is potentially coming from homeowners watering their lawns. ACHD is looking into solutions for the smell.
  - Activities
    - Jason Porter suggested the food truck schedule be re-sent to remind the community about them; discussed the food trucks potentially parking somewhere more central to the subdivision; a movie night is being planned for July 21 at Renaissance Park; a budget for National Night Out has already been approved and we are signed up with the city
  - Pool
    - Jason Porter reported we received one volunteer for the Pool Committee; Kassie discussed the complaints she has received to date this summer; Kassie to recruit volunteers whenever additional complaints are received
- Financial report by Treasurer
  - April and May Budget vs Actuals reviewed
  - Balance Sheet reviewed
- CCR violation report
  - Compliance hearings July 10<sup>th</sup> (one has been resolved)

## 6. Old Business:

- Fountains at Balthasar and Palermo
  - Balthasar: Flowers were planted today
  - Vaults at both entrances need filled; JCG bid approved today
  - Palermo: Waiting on the landscape architect, Chuck Edwards, to provide draft plans
- On street parking/CC&R parking amendment
  - Need to mail the amendment to any homeowners who did not vote at the annual meeting
  - Cover letter to be drafted
  - Tuscany News post planned to introduce the amendment prior to the mailing
- Amity Rd berm project
  - Extra rock discussed in the Action Item Review

- Bid forthcoming for fixing the fence, which will complete the project
- Clubhouse and pool facility repairs
  - Discussed in the Action Item Review
- Benches along walking paths
  - Awaiting additional bids for installation
- Pool furniture
  - Discussed in the Action Item Review
- Alloway Electric landscape lighting bid
  - Kassie to look at scheduling a walkthrough while Alloway is here on Monday to look at the Clubhouse fireplace switch

**7. New Business:**

- Tree removal at Zaldia and Eagle
  - Approved bid from SavATree Boise was \$4,470
  - Four Austrian pine trees removed behind the Zaldia water feature
  - The fallen trees to be removed on Friday, June 23
- Eagle Rd utility work
  - Fiber installation
  - Brett identified who to contact for necessary repairs resulting from the work
  - He received confirmation they would reimburse us for repairs already completed
- Pond outlet drain screens
  - Homeowners have identified ducklings were getting trapped in the pond weirs
  - Discussed steps taken to remedy this to date
  - Ducklings are large enough now this should no longer be a problem this year
  - The Board will meet to walk the property and make a final determination on handling

**8. 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.

**9. Executive Session:**

- Discussion of accounts receivable
- Discussion on pending legal matters

**10. Schedule Next Meeting Date:**

- Wednesday, July 19 at 6:30p

**11. Adjourn:**

- Meeting adjourned at 8:19p

Signed by: Jason J. Brown Date: 6/26/23

Print Name: Jason Brown

Title: Tuscany HOA Secretary