



Board of Directors Meeting Agenda

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

Zoom Meeting

- 1. Roll Call / Call to order**
 - In attendance: Jason Porter, Brett Neukam, Richard Wright, Jason Brown, Daniel Shafer
 - Meeting called to order: 6:31p
- 2. Meeting Minutes**
 - June meeting minutes have been approved and uploaded
- 3. MGM Action Item Review**
 - Tax Return – Completed; needs board member signature
 - Patio Home Maintenance Agreement – one add, two release agreements need signature; Jason Porter to sign next week
 - Tuscany Village Play Structure – No updates
 - Email Forwarding – Kassie to follow up with Mike
 - Zaldia Median – Product to treat the suckers has been ordered and is in; hope to have it applied soon
 - Pool Cleaning and Repairs – The replacement tracks should be in this week; replacement tiles have also been ordered; Adam (Absolute Pool owner) has been checking the pools himself to ensure his staff are completing the necessary steps each morning; extra treatment was required to remove the green tint from the Zaldia pool
 - Raise Pond 5 Outlet Level – Kassie to reach out to some other companies for bids; new motor was installed for pond 5 waterfall; Kassie to follow up with Dan's to find out why the waterfall is not working and what was or was not done with the Palermo fountains since they are both running now
 - Clubhouse and Pool Facility Repairs – Board members to meet and review the work completed and identify the outstanding repairs needed; after discussion the Board agreed to have three of the invoices paid, but will withhold payment on the Clubhouse
 - Zaldia Fountain Leak – New spillway has been installed; asked Kassie to get bids for having the wrought iron on top repaired
- 4. Reports:**
 - Reports of officers
 - None
 - Reports of committees
 - Patio Home – Nothing to report
 - Landscaping – Items discussed included the following:
 - Canadian thistle within the subdivision
 - Boise Project is not coming in to mow along Ten Mile Canal because of the HOA trees needing trimmed

- Committee is overall pleased with the work by the new landscapers
 - Diamond Lawns is not pleased with the time it's taking for the trimming needed on the bushes and trees; they believe it's more than one year's worth of growth
 - Jason Porter motioned for additional \$5K to Diamond Lawns for the tree and bush trimming, Brett Neukam seconded, unanimously approved
 - Committee reviewed the designs submitted by the landscape architect and overwhelmingly preferred option #2
 - Activities – Movie night has been postponed until mid-August; National Night Out is the next planned event
 - Pool – Met Monday evening and discussed the following:
 - Clubhouse pool:
 - Tracks and tiles in disrepair (replacements ordered)
 - Pool lights are on 24/7 and collect bugs; they are on a timer and used to turn off at midnight; Jason Porter will reach out to Adam at Absolute Pool
 - What is being done with the old furniture: recycled where possible; some wrought iron furniture is impacting the pool surface
 - Concern about bark getting into the pool from the playground area; landscaping around the pools have a lot of debris, which the landscapers should be cleaning up
 - Zaldia pool:
 - Remains from the ree removed in front of pool still need cleaned up
 - New clocks for all pools are stored at the Clubhouse and need installed
 - Village (Pistioa) pool:
 - Missing rail noted; Jason Porter to reach out to Adam at Absolute Pool
- Financial report by Treasurer
 - Balance Sheet reviewed
 - The first CD should have rolled over automatically into a 12-month term CD
 - Budget vs Actual reviewed
- CCR violation report
 - Schedule compliance hearing
 - Wednesday, August 30 at 11:00a

5. Old Business:

- Fountains at Balthasar and Palermo
 - Balthasar:
 - Entrance feature is about done; still needs a tree
 - Board agreed to wait until cooler weather in September or October to increase odds of the tree's survival
 - Bunker top has been removed, bottom broken up, filled
 - Palermo:
 - Bunker top has been removed, bottom broken up, filled
 - Reviewed landscape architect concept drawings and obtained homeowner input
 - General consensus was for concept #2
 - Board will move forward on working with the architect to improve the design
- On street parking/CC&R parking amendment
 - Cover letter is being drafted
 - Board agreed to go back to Brindee to have some overlooked verbiage added back in
- Amity Road berm project
 - Bids from Better Fence and Butte Fence were discussed

- Jason Porter motioned, Brett seconded, Richard agreed; motion passed
- Benches along walking paths
 - Lucky Dog bid was previously approved for installation of the benches
 - Kassie will follow up with them for time frame of installation
- Pool furniture
 - The chaise lounges have been pushed back due to an issue with the fabric
 - Now scheduled to arrive in September
 - The other chairs and main table for the Clubhouse pool are being shipped
 - Jason confirmed there will be no additional charges for split shipment

6. New Business:

- Watering schedule
 - MGM receiving complaints about low irrigation pressure
 - NMID recommends a watering schedule of even numbered homes on even days, odd numbered homes on odd days
 - Concern is timers run on weekly schedules, not monthly ones
 - The landscapers have reduced the number of valves running at the same time from 8-9 to 6, and watering hours from 10:00a to 3:00a the next morning
 - With the above changes and some repairs NMID did, agreed to wait and see how things go for the next few weeks
- Tree maintenance and removal
 - Recommendations received from Blue Ribbon; complaints and requests brought forward by homeowners
 - Recommendation to be sought from another company to see what they would suggest for tree trimming or removal
 - Sager has requested to meet with us; Jason Porter to schedule
 - Discussed failing trees along Amity that belong to Albertsons
- Pistoia Pool landscape bids
 - Board was not able to meet and look at the needed work
 - Pushed to next month's meeting
- Water heater at clubhouse
 - Reviewed bids
 - Brett Neukam motioned for Meridian Plumbing 40-gallon water heater with six-year warranty, Jason Porter seconded, unanimously approved
- Toilet at Pistoia Pool
 - Reviewed Master Plumbing bid for replacement toilet in the women's restroom at the Clubhouse
 - Previously approved; Kassie to follow up with them regarding the service charge
- Pond maintenance
 - Wrestling with algae in Ponds 1,2, and 3
 - Jason Porter will attempt to schedule a meeting with both EcoLake and Dan's to address the Board's concerns about the impact of the algae on the pumps that draw water from the bottom of the ponds
 - Agreed to wait on EcoLake water testing bid until Jason Porter can speak with them
- Clubhouse kitchen electrical
 - Bid request out to Alloway to increase the power available in the kitchen due to issues with the breakers tripping
 - Discussed an issue with multiple people believing they had the Clubhouse reserved for Saturday

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:

- Wednesday, August 23, 2023 at 6:30p

10. Adjourn:

- Meeting adjourned at 8:54p

Signed by: _____

Jason A. Brown

Date: _____

8/15/23

Print Name: _____

Jason Brown

Title: Tuscany HOA Secretary