



Board of Directors Meeting Agenda

September 13, 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
- Meeting called to order:

2. Meeting Minutes

- July meeting minutes have been approved and uploaded (August meeting cancelled)

3. MGM Action Item Review

- Skipped

4. Reports:

- Reports of officers
- Reports of committees
 - Patio Home – The Patio Home Owner Guide has been approved for publication and is back with the Committee to be updated (new vendor information, etc.); the primary issue from the August meeting was continued parking on the fire lanes; after some discussion and a split vote by the Board on painting the requested red stripes, it was agreed the Committee should start having vehicles towed; the signs have been in place long enough all residents should know parking is not allowed, and the Board agreed behaviors will not change until remedies are assessed (dry run fees charged to residents and vehicles being towed); updated guidelines to be provided to the Patio Home Committee members
 - Landscaping – Only a few items were discussed in the August meeting, primarily the tree replacement concerns, which will be addressed in Old Business
 - Activities – Next activity planned is Halloween; Fall Community Yard sale is this Saturday; flags posted today and a reminder to be sent out via eBlast tomorrow
 - Pool – No report from the pool committee; an end-of-year meeting was recommended be held to close out the season
- Financial report by Treasurer
 - Budget vs Actual for August reviewed
 - Sprinkler repair cost being well over budget was called out; drivers were early season breaks, significant sprinkler head replacement efforts, and sprinkler damage caused by the utility work along Eagle, for which MGM will pursue reimbursement
 - Balance Sheet for August reviewed
 - Total Other Assets discussed; MGM's accountant to be enlisted to address how to best handle these before the next Board meeting
- CCR violation report
 - Discussed trash cans violations

5. Old Business:

- Fountains at Balthasar and Palermo
 - Balthasar:
 - Diamond Lawns has completed the backside of the feature
 - Brett is meeting with them to discuss better spacing on the plants
 - There are also concerns about some of the drip lines
 - Feedback has been positive
 - Palermo:
 - Received the updated design from the architect and some Board members met further with him today
 - The selected design was displayed
 - The architect did not have the exact measurements of the original sign, and it will not be large enough to fill the space so a new sign will be needed
 - The architect is going to provide a stripped down version of the design by this Friday so work can begin on the feature; he will also provide vendor information to assist with the project
 - Most work is expected to be completed within budget this Fall
- On street parking/CC&R parking amendment
 - Updated amendment document with cover letter has been mailed and should start arriving in homes later this week or next
 - An eBlast was suggested to advise homeowners about the forthcoming letter
 - Brett reiterated the goal is not to impact visitors, but rather to address habitual offenders
- Amity Rd berm project
 - Vendor has advised Brett the fence repair project should start in the near future
- Benches along walking paths
 - Vendor reached out to Jason to schedule a time to meet to determine exactly where the four benches should be installed
- Pool furniture
 - Only some furniture arrived during the summer
 - No update yet received from the vendor for the outstanding items
 - MGM to reach out tomorrow regarding incorrect replacement legs received and delivery date for the remaining furniture
- Tree maintenance and removal/replacement
 - With Fall is approaching it's time to replace the trees that have been removed
 - Brett has worked with the landscape committee to determine where the replacement trees should be planted
 - Replacement trees discussed were the Bradford Pear and Honey Locust, with discussion leaning toward the Honey Locust
 - Board discussed replacing the Ash tree removed by ACHD with another Ash to match the rest of the street
 - Diamond Lawns has provided some bids, and Jason recommended we also get bids from Blue Ribbon for the replacement trees
 - Blue Ribbon is still working on their reassessment of the original 5-year plan for pest care and structural pruning of the subdivision's trees
 - Tree removed from in front of the Zaldia pool to potentially be replaced with a shrub due to the small size of the space
- Pistoia Pool landscape bids
 - Tree removed from next to the Pistoia pool left a big open space

- Brett obtained bid from Pro Care to rearrange the existing rock, bring in new rock to supplement, and remove and replace the dead or dying plants
- Also included was either leveling and realignment of the existing curbing, or replacing the curbing with metal edging
- Brett motioned to approve the bid with the metal edging, Jason Porter seconded; unanimously approved

6. New Business:

- Board vacancy
 - Brett stepped down due to his wife's employment requiring them to move overseas
 - Much love was expressed and the glow from Brett blushing could be seen several streets away
 - Request was made for replacement Board volunteers to send their interest to MGM
- Pond 4 waterfall motor replacement
 - Waterfall has been off for about a month
 - Dan's Pump and Filter provided a bid for a replacement motor: \$3,199.54
 - Jason Porter motioned, Jason Brown seconded, unanimously approved
 - Pond 5 motor still needs replaced and MGM has reached out to Pro Care to get some branches removed to allow proper access for the work
- Aerator repair
 - EcoLake bid reviewed for hose replacement: \$1,472.78
 - Jason Porter motioned, Jason Brown seconded, unanimously approved
- Pond 5 outlet blockage
 - Blockage is not complete and can still be managed by the timing of the well pump
 - Determined it makes sense to remove the large willow from above the outlet first to prevent the outlet tube from getting blocked again
 - Board discussed and agreed to get bids for removal of that willow and a sick one

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, October 25, 2023 at 6:30p

10. Adjourn:

- Meeting adjourned at 8:16p

Signed by: Jason Brown Date: 9/29/23

Print Name: Jason Brown

Title: Tuscany HOA Secretary