



## Board of Directors Meeting Agenda

October 25, 2023 - 6:30 to 8:30 PM

Zoom Meeting

### 1. Roll Call / Call to order

- In attendance: Jason Porter, Richard Wright, Jason Brown
- Meeting called to order: 6:30pm

### 2. Meeting Minutes

- September meeting minutes have been approved and uploaded

### 3. Reports:

- Reports of officers
  - One homeowner compliance issue has been turned over to our attorney due to the issue not being resolved following the compliance hearing
- Reports of committees
  - Patio Home
    - The committee expressed their strong desire for the red stripe to be painted on the fire lanes
    - Primary arguments:
      - Red striping worked on Burgo Ln
      - Biggest issue is with rentals and VRBOs that may not be as affected by dry run fees
      - Increase in traffic on Decameron (72 cars counted in one day alone) makes parking in the fire lanes an even greater hazard
      - Majority of respondents to patio home survey were in support of the red stripe
    - Further discussion tabled until next meeting when committee chairperson can attend
    - Note: In homeowner forum the attending patio home committee members were given the okay to call Nesmith first and only obtain photo and license plate information if safe to do so
  - Landscaping
    - New landscaping at Balthasar needs trimmed
    - Committee needs to determine who will lead it next year
  - Activities
    - Next activity is Halloween
    - Clubhouse to be decorated, Board members to pass out candy, a movie will be shown in the Clubhouse, and Sugar Wagon to be on-site selling sweets
  - Pool
    - Richard and some committee members distributed and stored the new pool furniture in the bathrooms at the various pools

- Old furniture was originally sorted but will all be moved outside the fence at each pool
  - New furniture at the Clubhouse pool was left in the boxes under the patio cover
- Financial report by Treasurer
  - Balance Sheet reviewed
  - Budget vs Actual reviewed
    - Sprinkler repairs discussed
      - Patio Home Sprinkler repairs noted as needing to come out of the Patio Home account and budget
      - Discussed the general Sprinkler Repair expense being high for the month of September; Richard indicated some of this is recategorized expenses; Jason Porter to look into this further
    - Discussed Depreciation showing as a monetary expense on the Budget; Richard to follow up with our accountant
- CCR violation report

#### 4. Old Business:

- Fountains at Balthasar and Palermo
  - Balthasar fountain is complete
  - Reviewed three (3) bids received for the Palermo entrance feature
  - Further review needed and questions to be asked of the vendors
- On street parking/CC&R parking amendment
  - Current ballot count: 378
    - 285 For
    - 86 Against
    - 7 Invalid
- Amity Rd berm project
  - Contractor has had Covid, so there has been a delay
  - Old fence has been torn down and new posts installed
  - Work should be completed next week
- Benches along walking paths
  - Lucky Dog wanted to wait until irrigation was off and sprinklers blown out
  - Currently working on getting canal access from the Irrigation District
  - No concerns about the weather
  - Installation should occur within the next couple months
- Pool furniture
  - Discussed in Pool Committee report
- Tree maintenance and removal/replacement
  - Now is a good time to plant if we do it soon
  - Latest meeting notes reflect the recommendations of the Landscape Committee
  - Removal and replacement of the willow trees on Pond 5 discussed
    - Jason Porter explained the basis for the Board's decision
    - Reviewed three (3) bids received
    - Opened to homeowner discussion
    - Arbor Safe bid accepted; to be revised to include just two willows
    - Jason Porter motioned, Jason Brown seconded, unanimously approved
- Pistoia Pool landscape redo
  - This work has been completed, but Jason Porter expressed some disappointment
  - Board to meet and review the work this weekend

- Board vacancies
  - Four current candidates with one in attendance
  - All candidates have indicated availability to meet next Wednesday for a group interview
- Pond 5 outlet blockage
  - Bid for clearing the drain has been approved; awaiting willow removal
- Pond 4 and Pond 5 waterfall motor replacement
  - All water features have been winterized
  - MGM currently following up with Dan's Pump and Filter for when this will be completed
  - Jason Brown expressed that some of the branches earmarked for removal appear to still be there; MGM to be followed up with regarding this

**5. New Business:**

- New Management company
  - Notice has been given to MGM
  - Moving to new management company effective December 1
  - Information about the new management company to be sent out after the transition is official
- 2024 Contracts and Budget
  - Discussed some vendor bids for 2024 still outstanding, but preliminary numbers show another projected shortfall in 2024
  - Board talked about likely needing to increase dues for 2024
  - Increase discussed was \$50 per installment for an additional \$100 per year

**6. 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.

**7. Executive Session:**

- Discussion of accounts receivable
- Discussion on pending legal matters

**8. Schedule Next Meeting Date:**

- Tentatively scheduled for Wednesday, November 29, 2023 at 6:30p pending availability of expected new Board members

**9. Adjourn:**

- Meeting adjourned at 8:20pm

Signed by: Jason J. Brown Date: 11/2/23

Print Name: Jason Brown

Title: Tuscany HOA Secretary