

# TUSCANY

Board of Directors Meeting Minutes  
January 17, 2023 – 6:30 PM-8:30 PM  
Zoom Meeting

## 1. Roll Call / Call to Order

- In attendance:
  - Board Members: Jason Porter, Brian Scott, Jason Brown, Richard Wright
  - Alliance Management Partners (AMP): Alissa Hale, Community Manager
  - Meeting called to order: 6:30 PM

## 2. Meeting Minutes

- November meeting minutes have been approved and uploaded (no meeting in December)

## 3. Reports:

- Reports of Officers
  - No report given.
- Reports of Committees
  - Patio Home
    - No report given.
- Landscaping
  - Craig Hoffman to remain as Committee Chair
  - Sandy Scott will be the Committee Secretary for 2024.
  - Brian Scott will take over as the board's Landscaping Liaison in 2024.
  - Brian to set up meeting with Alissa and Landscape Committee Members to address current task list.
    - Get bids for 5 retaining walls on Eagle Rd
    - Weed control for the Patio Homes
    - Jason Porter to provide list of current committee members to Brian and Alissa.
- Activities
  - Christmas Event was successful. Many homeowners came out and enjoyed seeing Santa and taking photos, decorating cookies, playing games, and watching Christmas movies.
  - Easter is the next event. The committee will start prepping in a month or so.
- Pool
  - No update given.
- Clubhouse Committee
  - Jason Brown to discuss with committee chair to have a committee member present at meetings or provide a report to be presented on their behalf.
- Financial Report by Treasurer
  - Income Statement Reviewed December 2023 vs Full Year 2023
    - Alissa to investigate why Pest Control was high for December.

- Website was under budgeted. The vendor pricing increased after the 2024 budget was finalized.
      - Jason Brown to relay new cost of website to BOD.
    - Clubhouse Cleaning was over budget in 2023 due to the vendor's rates increasing during the year.
    - Christmas Lighting Invoice
      - Alissa to investigate if this has been paid.
  - Balance Sheet Reviewed December 2023 vs Full Year 2023
    - Security Reimbursement discussed, need to ensure this is received.
    - Net income amount discussed.
- CCR Violation Report
  - No report given.

#### **4. Old Business:**

- Palermo Entrance Renovation
  - The vendor is having a hard time getting the correct column size. The columns will be transferred from out of state, and they are working on the engineering for those. They will start the work once the weather clears.
- On Street Parking/CC&R Parking Amendment
  - Alissa to update Board with current votes.
- Amity Rd Berm Project
  - One homeowner is unhappy with the gap in the fence. Landscaper will bring in more rock and level it once weather allows to correct the gap.
- Benches Along Walking Paths
  - Lucky Dog was to start the work in December but has been delayed due to weather conditions.
- Tree Maintenance and Removal/Replacement
  - Numerous bids to be reviewed by Landscaping Committee
    - Work to start once weather clears.
- Pond 5 Outlet Blockage
  - One Willow Tree removed at pond 5.
    - New tree will be planted in the Spring.
  - Blockage found in pipe, waiting until March to have it cleaned out.
- Pond 4 and Pond 5 waterfall motor replacement
  - Pond 4 – will schedule once weather permits.
  - Pond 5 – Alissa to confirm if this has been completed or not.

#### **5. New Business:**

- Clubhouse Check-In and Check-Out
  - Jason Brown to send Alissa guidelines for fireplace bids to pursue.
  - Jason Brown to send Alissa completed check in/out forms for record storage.
  - Jason Porter suggested the committee members be provided the current list of damages for reference during check-in/ out.
  - Board discussed the idea of putting more onus on renters to identify pre-existing damage at time of check-in and holding them responsible for damage found at or after check-out. Jason Brown to seek input from the committee members and propose verbiage to be added to the current check list.

- Clubhouse Re-Paint
  - Jason Brown to discuss Richard's idea about adding hooks for banners, decorations, etc. with committee to prevent future damage by renters.
- Clubhouse Repairs
  - Previous repairs that were not done correctly need re-done. Jason Brown or Jason Porter to provide that list to Alissa.
  - Alissa to provide handyman rates to Board.

**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:**

**8. Schedule Next Meeting Date:**

- February 21, 2024, at 6:30 PM via Zoom. Meeting link will be posted to the community website.

**9. Adjourn**

- Meeting adjourned at 8:18 PM
- Meeting Minutes respectfully submitted by Alissa Hale, Community Manager

Signed by: Jason Brown Date: 2/20/24

Print Name: Jason Brown

Title: Tuscany HOA Secretary