



Board of Directors Meeting Agenda

February 21, 2024 - 6:30 to 8:30 PM

Zoom Meeting

1. Roll Call / Call to Order

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

2. Meeting Minutes

- January 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 remains Committee Chair.
 - Brian Scott remains the Landscape Liaison to the Board of Directors.
 - Landscape Committee Meeting was held February 1st at the Clubhouse.
 - Reviewed 2023 landscaping
 - Reviewed Landscape Committee Charter
 - Next meeting: March 5th at the Clubhouse
 - Activities
 - The Easter Egg Hunt is scheduled for March 30th, the Saturday before Easter. The venue will either be Siena Elementary School or Renaissance Park.
 - The Board approved an increase to 12,000 eggs. Jason Porter will contact Silver Star to request sponsorship.
 - The committee will need volunteers for this event.
 - Next event: 4th of July
 - Committee will plan this event and request sponsorships for cost.
 - Pool
 - No Update given.
- Financial report by Treasurer
 - January 2024 Income Statement Reviewed
 - January 2024 Balance Sheet Reviewed
- CCR violation report

4. Old Business:

- Palermo entrance renovation
 - Engineering took longer than expected and more dirt needs to be delivered. The new sign is being made and homeowners should start seeing progress.
 - Lanes will be shut down with flaggers once work starts.
 - Alissa will send an eblast to homeowners of the project update, pictures of the plan, and flagging notification.
- On street parking/CC&R parking amendment
 - Alissa provided an update of votes received.
 - Alissa will send an eblast to homeowners encouraging them to vote if they have not yet.
 - Board will get volunteers to go door to door to get additional votes.
- Amity Rd berm project
 - The fence was replaced, but there was a gap in one area that is being addressed. The vendor chose to keep the fence level instead of following the levels of the ground.
 - Bid received from Diamond Lawns: \$919.79
 - The plan is to move rock away from that area, add a 4-inch edge that will cover the gap, then re-cover with the same rock. No additional rock will be needed.
 - Jason Porter motioned to approve.
 - Unanimously approved by the Board of Directors.
- Benches along walking paths
 - Installed in February
- Tree maintenance and removal/replacement
 - Board will request feedback from the Landscape Committee
 - 3 Pine Trees along Eagle Road
 - Landscape Committee's recommendation is the trees are too big for the space and should be removed.
 - Jason Porter motions to treat these trees instead of removing them.
 - Unanimously approved by the Board of Directors.
 - Alissa will notify Blue Ribbon to schedule.
- Pond 5 outlet blockage
 - Water level rose 8-10 inches higher for several days, then went back down. Board to investigate why.
- Pond 4 and Pond 5 waterfall motor replacement
 - Completed today, February 21st, by Dan's Pump & Filter.
 - Alissa will ask Dan's Pump & Filter for photos of pipe that has tree root growth in it. Dan recommended Tuscany's landscaper to plug the pipe to prevent future root growth and damage to the motors.

5. New Business:

- Annual Meeting
 - May 15th at Sienna Elementary School
 - Board of Directors positions will be open. Homeowners are encouraged to notify AMP if they are interested in joining the Board or a committee.
- Clubhouse furniture
 - Tables, main couch, and davenport with a broken leg need replaced.
 - Katelyn will shop for new clubhouse furniture.
- Clubhouse fireplace
 - The current fireplace with remote start has never worked well. The Board hired two electricians to look at it prior and both could fix it, however, it would be too expensive.

- Alissa is gathering bids for repair vs replacement.

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:

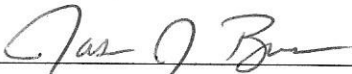
- Discussion of accounts receivable
- Discussion on pending legal matters

8. Schedule Next Meeting Date:

- March 27, 2024, at 6:30 PM via Zoom. Meeting Link will be posted to the community website.

9. Adjourn:

- Meeting adjourned at 8:24 PM
- Meeting Minutes respectfully submitted by Alissa Hale, Community Manager.

Signed by: 

Date: 3/26/24

Print Name: Jasm Brown

Title: Tuscany HOA Secretary