



## Board of Directors Meeting Agenda

April 24, 2024 - 6:30 to 8:30 PM

Zoom Meeting

- **Roll Call / Call to Order**
  - In attendance: Jason Porter, Katelyn Penney, Richard Wright, Jason Brown, Brian Scott
  - Meeting started at 6:32p.m.
- **Meeting Minutes**
  - February meeting minutes have been approved and uploaded (March meeting cancelled)
- **Reports:**
  - Reports of officers
  - Reports of committees
    - Patio Home – Continue to see homeowners requesting to leave the maintenance agreement; the fewer homes we have the more difficult it will be to negotiate a reasonable rate for all involved
    - Landscaping – Broken up into small groups to address the various common areas; each will be working on a report for their area; full report to be ready by the next meeting in order to make recommendations to the Board
    - Activities – Kara starting to set up the food truck schedule for this summer; she has a food truck that will set up in the Siena Elementary parking lot this Saturday; awaiting further details; next community event is Fourth of July, which is not put on by the HOA; National Night Out will be the next HOA hosted event; Sugar Wagon has committed to participate
    - Pool – The chairs and tables have gotten unpacked and distributed around the pools; the cardboard was centralized at the Clubhouse and Jason's wife took it to the recycler; outdoor table and a few things left to be unpacked; bathroom repair issues at the various pools still need to be completed; Alissa working to get a handyman out to address them
    - Clubhouse – Reviewed meeting minutes, proposed hooks for Clubhouse walls, updated Checklist, and Clubhouse Condition Google Sheet; Board discussed suggestions for improving the Clubhouse diagram on the Google Sheet to make it easier to reference areas of damage
  - Financial report by Treasurer
    - Income Statement reviewed
      - Jason called out the Clubhouse Cleaning actual is low compared to the budget at this point because the daily restroom cleaning at the pools has not yet begun
    - Balance Sheet reviewed
      - Jason clarified a credit showing from Deep Six Security
  - CCR violations
    - No concerns to discuss

- **Old Business:**

- Palermo entrance renovation
  - Reviewed the architectural plans and conceptual drawings for the Palermo entrance
  - Provided an update on the City's permit denial based upon the Tuscany sign height
  - Awaiting updated plans from the structural engineer to address the City's concerns
  - Plans and drawings to be published on the HomeAtTuscany.com website
  - The contractor has not committed to a timeframe for completion but are ready to begin work as soon as the permits are received
- On street parking/CC&R parking amendment (update on vote count)
  - Only received a few more ballots since the last time the results were published
  - Plan is to have ballots available at the annual meeting to collect additional votes and then pursue door-to-door efforts
- Amity Rd berm project
  - This project has essentially been completed, other than working through some concerns about the gap between the fence and the ground level
- Tree maintenance and removal/replacement
  - Jason and the Landscape Committee are both working toward identifying all the trees that have been or need to be removed and determine which need to be replaced
  - Reviewed Jason's initial assessment of the removed trees, retaining walls, and community lighting
  - Tree planting plan is not yet in place and will likely need to be done in sections
  - Alissa will follow up on the replacement river birch for Pond 5
- Pond 5 outlet blockage
  - Work was completed today and came in less than expected
  - Vendors have not shown interest in raising the outlet for Pond 5
  - Brian suggested he may know someone who can get this work done
- Annual Meeting
  - May 15, 2024 at Siena Elementary School from 6:30p.m. to 8:30p.m.
  - The annual meeting notice will be sent out on Friday, April 26 after the close of the call for candidates
  - If a quorum is not reached at the end of the meeting, the voting will remain open for 10 days with no quorum required
- Clubhouse furniture
  - Clubhouse Committee identified many pieces that need to be replaced
  - Discussed potential budget for the furniture
  - The idea was floated to provide stackable chairs for renters to use
- Clubhouse fireplace
  - \$135 - \$200 for a fireplace company just to come out and assess repairing it
  - Alissa indicated two vendors already came out and measured for replacement but neither have provided a bid yet
  - One vendor indicated the fireplace started as an actual wood burning fireplace and suggested we may want to consider an insert, although this will require electricity

- **New Business:**

- Potential sale of parcel R8570120130
  - This is a sliver of land that was intended to be a walkway but is now a road to nowhere due to the water tower
  - Adjacent homeowner has proposed we get a CC&R amendment to allow us to sell the land (2/3 approval vote is needed) before the homeowner incurs the expense of getting an assessment of the land

- The homeowner will assist with the vote gathering effort
  - All Board members indicated agreement with this plan
  - The amendment has been added to the agenda for the annual meeting
- Tree roots in pipe at pond 4
  - Jason explained how the roots are getting into the pipe
  - He has reached out to ProCare for a bid on getting the opening filled
- Failing rock border on ponds
  - Rocks have been failing since they were originally installed
  - The work was not up to rockery standards
  - An initial bid has been requested from ProCare
  - It was suggested the rocks be addressed in portions instead of trying to do all repairs at once to ease the impact on the budget
- Clubhouse pool deck redo
  - Modern Concrete has agreed to redo the Clubhouse pool deck again this year since the anti-slip has failed for a second time
- Clubhouse painting bids
  - Reviewed the current painting bids
  - Board discussed painting the trim and doors in the Clubhouse in addition to the walls and ceiling
  - Board requested updated bids from three of the four vendors
- **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.
- **Executive Session:**
  - Discussion of accounts receivable
  - Discussion on pending legal matters
- **Schedule Next Meeting Date:**
  - Annual Meeting on May 15 at 6:30p.m.
- **Adjourn:**
  - Meeting adjourned at 8:53p.m.

Signed by: Jason Brown

Date: 4/29/24

Print Name: Jason Brown

Title: Tuscany HOA Secretary