

February 22, 2023 – Minutes of the Annual Meeting, January 10, 2023, Tuscan Ridge Homeowners Association (TRHOA)

The TRHOA Annual Meeting was held Tuesday, January 10, 2023, in Suite 102 of the Advent Building located at 17838 Burke St, Omaha, NE. The social hour began at 6:00 pm with the business meeting following at 7:00 pm. This was the first in-person meeting held in two years. The previous two meetings were held by ZOOM due to COVID concerns. Delicious snacks were served along with soft drinks, bottled water and beer. Nineteen people attended the meeting representing ten households. Sixty-eight households make-up the TRHOA membership.

In December, the TRHOA Board hand delivered a Christmas Greetings letter to each homeowner and an Annual Meeting invitation.

Attached with these minutes you will find a fifteen-page handout, with contact information for each of the board members, that was provided to each attendee. If there are any questions, a homeowner, should contact a board member. This handout was briefed by the President to the attendees and provided general information pertaining to HOA Board membership, Agenda, Mission, Vision Statement, 2022 Accomplishments and Responsibilities, 2022 Financial Statements, 2023 Budget and 2023 Goals and Business Objectives. At the conclusion of the initial briefing a short intermission was held followed by an open discussion session. The meeting was adjourned at 8:43 pm.

As mentioned in previous newsletters the HOA was created for the purpose of managing the business affairs of Tuscan Ridge after the developers and builders have completed the construction of homes and moved on to new projects. As in many developments, the Tuscan Ridge HOA, acquired on-going responsibilities that neither the builders or the city would take on or continue to manage. With this in mind, the HOA board wants to emphasize that the HOA operates for the benefit of all homeowners.

With respect to the small number of attendees at our annual meeting the board will be evaluating alternative dates and times for the next annual meeting. The by-laws currently require that the annual meeting be held on the second Tuesday in January. It is the experience of the board that there seems to be no “best time” to conduct a meeting. Attendance is normally low.

Open Discussion:

Island maintenance in Blue Sage Parkway. The appearance of the island located in Blue Sage Pkwy is generally acceptable but not very good overall. When the city annexed SID 539 (which included Tuscan Ridge) island maintenance became the responsibility of the city. The HOA president and vice-president have had discussions with the city about better maintenance of the island. This will likely be an on-going discussion with the city until more resources are made available to devote to the maintenance.

Christmas decorations at the entrance to Tuscan Ridge. The board will investigate upgrading the decorations with a cost not to exceed \$1200. There would be a one-time cost associated with the acquisition of decorations located around the entrance sign. After acquisition, the decorations would be used on a year-to-year basis. Follow-on costs would be relatively small for annual installation and take down.

Social activities. During COVID, social activities were minimized and mostly eliminated. One exception, food trucks were tried during the summer of 2020 with some limited success. Social activities for 2023 will be evaluated.

Updating the covenants. A general discussion was held regarding the updating of the covenants. The covenants in place are specific and provide a broad range of requirements that homeowners must adhere too. The covenants became effective when the development of Tuscan Ridge started in Nov 2006. Covenants are normally comprehensive and specific in nature but may not cover all situations that may develop over time. Several residents have expressed concerned that our covenants do not restrict the rental of properties within Tuscan Ridge, while another resident homeowner is concerned that restricting property rental is too restrictive for homeowners. There was some discussion concerning the pros and cons of property rental. With regard to the overall process of updating the covenants the HOA President stated that he wanted to talk with an attorney current in the area of housing law and rental issues as well as the cost to do the update.

New tree planting in the common areas. One homeowner suggested that the HOA plant new trees in Common Areas B and C on an annual basis. The HOA has had limited success planting trees. Several trees have survived while several have died. The bottom line is that the trees found in Common areas B and C are primarily “old growth” trees requiring maintenance in the form of pruning, trimming and removal. Currently, the board is committed to the maintenance of the existing vegetation and letting nature take its course with the knowledge that renewal of the vegetation in these areas is inevitable. A “plan” must be developed for these areas which evaluates the soil type, suitable species, hardiness, drainage and other conditions. The board will investigate this.

Dues. Dues cover the basic operating expenses of the HOA which are primarily related to the maintenance of the Common Areas A, B and C and the sprinkler system in Area A. The HOA currently operates at a near break-even point with no significant cushion to cover significant out of pocket unexpected expenses. The by-laws allow the board to authorize a limited special assessment, if necessary (10% of current dues), however, this has never been done. Increases above this amount must be approved by a majority of the homeowners. Home values have continued to climb on an annual basis and increasing home prices have been reflected in the recent sales prices for properties. With this in mind, the HOA dues represent a small price to pay to maintain our wonderful neighborhood.

Please contact a board member if you have any questions.

George H. Gauger  
President, TRHOA  
Email: [georgegauger@gmail.com](mailto:georgegauger@gmail.com)  
402.934.5051 (home)  
210.394.3141 (cell)

1 Atch: Meeting Handout

# Tuscan Ridge HOA Annual Meeting

January 10, 2023

*SID 539, Pacific Street West*

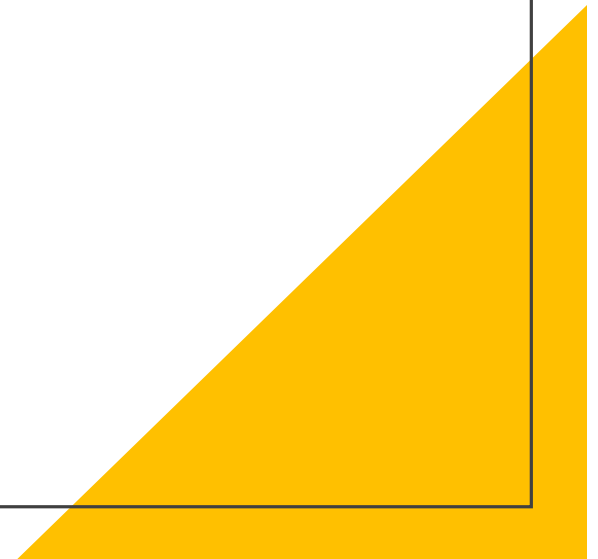
*TR HOA Incorporation*

*Annexation by City of Omaha*

*November 2, 2006*

*September 17, 2014*

*August 1, 2020*



# HOA BOARD MEMBER INTRODUCTION

## TUSCAN RIDGE HOMEOWNERS ASSOCIATION BOARD

NAME	TERM EXPIRATION	CONTACT EMAIL	CONTACT PHONE
George Gauger, President	January, 2024	<a href="mailto:georgegauger@gmail.com">georgegauger@gmail.com</a>	402-934-5051
Dennis Kalasek, Vice President	January, 2024	<a href="mailto:dpkala53@gmail.com">dpkala53@gmail.com</a>	402-208-8161
Carisa Ames, Secretary	January, 2022	<a href="mailto:carisasb@hotmail.com">carisasb@hotmail.com</a>	858-900-7481
Mary Barmore, Treasurer	January, 2022	<a href="mailto:maribarm@gmail.com">maribarm@gmail.com</a>	308-746-2426
Renaecohn, Member at Large	January, 2024	<a href="mailto:renaecohn@gmail.com">renaecohn@gmail.com</a>	402-598-7765

# AGENDA

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Welcome / Call to Order

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Board Member Introductions

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TR HOA Mission / Vision / Value

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Website Overview

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2022 Accomplishments & Responsibilities

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2022 Expenses / 2023 Budget

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2023 Goals & Business Objectives

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Q&A / Open Discussion

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**VISION STATEMENT:**

TUSCAN RIDGE HOMEOWNER'S ASSOCIATION ENVISIONS OUR NEIGHBORHOOD AS ONE THAT ALL MEMBERS ARE PROUD TO CALL HOME.

LIVING IN TUSCAN RIDGE MEANS WELL-MAINTAINED HOMES, ATTRACTIVE LANDSCAPING, PLEASANT COMMON AREAS, SAFE WALKABLE STREETS, AND CARING NEIGHBORS.

NEIGHBORS COOPERATE WITH EACH OTHER IN A RESPECTFUL MANNER TO UPHOLD THE COVENANTS, GROW THE VALUE OF OUR PROPERTIES, AND CARE FOR OUR FAMILIES, FRIENDS, AND COMMUNITY.



### **MISSION STATEMENT:**

Tuscan ridge homeowner's association preserves and enhances our subdivision by maintaining the green spaces, by upholding our covenants, by-laws, deed restrictions, and policies, and by promoting a safe, friendly, and enjoyable place to live for each resident.

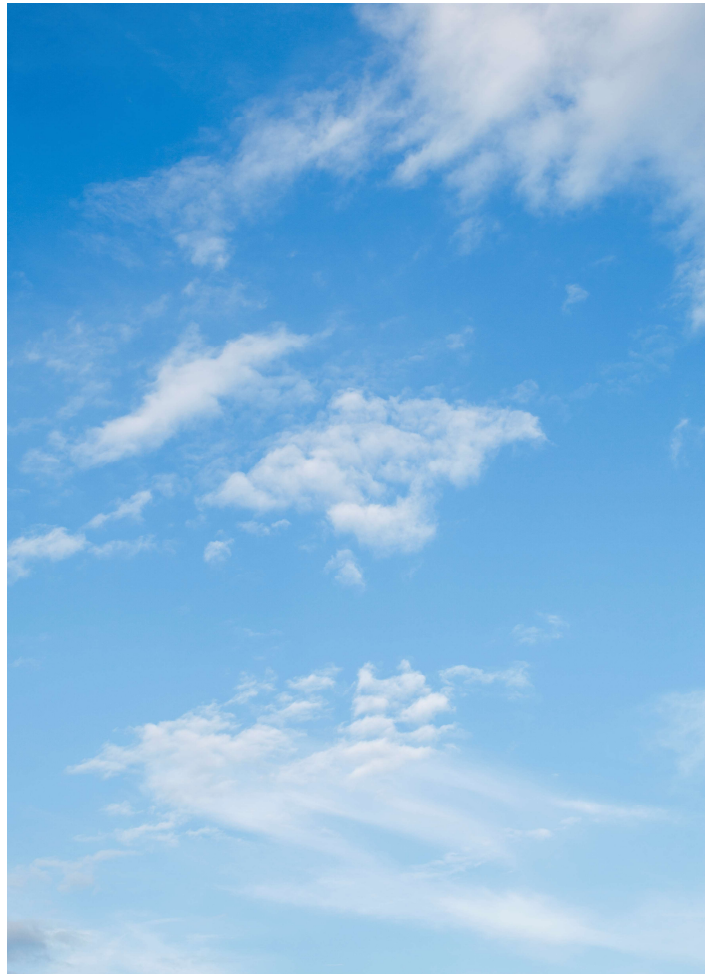
The board serves homeowners by taking a fair, ethical, and objective approach in representing their interests and enforces the association's by-laws and covenants, while providing ethical and fiscally responsible solutions in order to achieve our vision.



## VALUE STATEMENT:

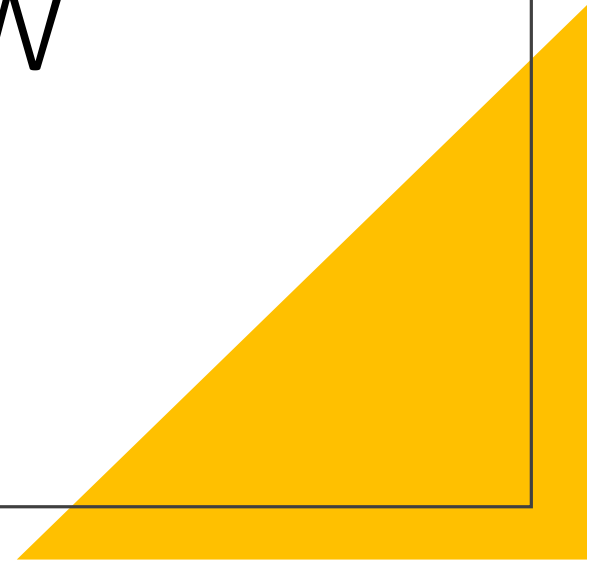
Tuscan Ridge Residents Value  
Friendliness, Responsibility,  
Cooperation, And Cleanliness.

The Board Proceeds With Fairness,  
Integrity, Respect, And  
Approachability.



# WEBSITE OVERVIEW

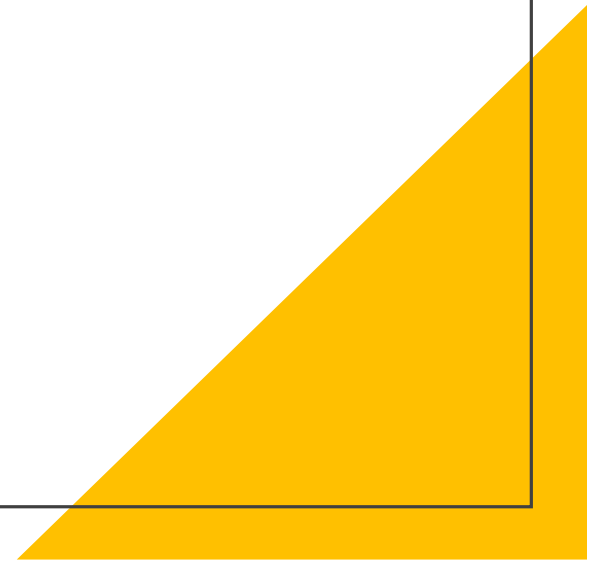
[tuscanridgehoa.com](http://tuscanridgehoa.com)





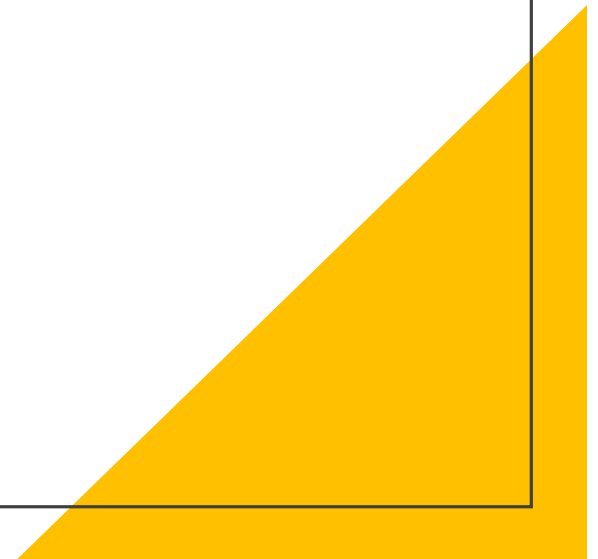
# 2022 Accomplishments

- HOA operates within budget and COVID constraints
- Welcomed new homeowners to Tuscan Ridge
- Approved / Reviewed architectural projects
- Replaced sprinkler systems valves at meter
- Tree maintenance



# Responsibilities

- Collect Annual Dues / Pay Bills / Records Management
- Common Area Maintenance (Areas A, B, & C)
- Grass Mowing
- Tree Maintenance
- Sprinkler System Operation / Maintenance (Area A)
- Sidewalk Snow Removal
- Entry Sign Maintenance
- HOA is Non-Profit Org / File Federal & State Tax Returns
- Insurance Policy for HOA
- Website Maintenance



	<u>Dec 31, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Equitable Business Checking	16,937.33
<b>Total Checking/Savings</b>	<u>16,937.33</u>
Accounts Receivable	
Accounts Receivable	-15,372.00
<b>Total Accounts Receivable</b>	<u>-15,372.00</u>
<b>Other Current Assets</b>	
Edward Jones CD	
Edward Jones Cash Account	11.69
Edward Jones CD - Other	-11.69
<b>Total Edward Jones CD</b>	<u>0.00</u>
<b>Total Other Current Assets</b>	<u>0.00</u>
<b>Total Current Assets</b>	<u>1,565.33</u>
<b>TOTAL ASSETS</b>	<u><u>1,565.33</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	-1,966.00
<b>Total Accounts Payable</b>	<u>-1,966.00</u>
<b>Total Current Liabilities</b>	<u>-1,966.00</u>
<b>Total Liabilities</b>	<u>-1,966.00</u>
<b>Equity</b>	
Retained Earnings	1,705.35
Net Income	1,825.98
<b>Total Equity</b>	<u>3,531.33</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>1,565.33</u></u>



# Financial Report

**2022 Balance Sheet**

# Financial Report

## 2022 Profit & Loss | Budget v. Actual

	Jan - Dec 22		Jan - Dec 22	Budget	% of Budget
Ordinary Income/Expense		Ordinary Income/Expense			
Income		Income			
Annual Dues	22,627.00	Annual Dues	22,627.00	22,627.00	100.0%
Total Income	22,627.00	Total Income	22,627.00	22,627.00	100.0%
Gross Profit	22,627.00	Gross Profit	22,627.00	22,627.00	100.0%
Expense		Expense			
Computer and Internet Expenses	792.00	Computer and Internet Expenses	792.00	40.00	1,980.0%
Insurance Expense	975.00	Insurance Expense	975.00	1,000.00	97.5%
Miscellaneous/Office Expense	30.00	Legal Fees	0.00	200.00	0.0%
Office Supplies	93.31	Meals and Entertainment	0.00	550.00	0.0%
Property Tax	6.96	Miscellaneous/Office Expense	30.00	200.00	15.0%
Repairs and Maintenance		Office Supplies	93.31		
Grounds Maintenance	13,106.21	Property Tax	6.96	10.00	69.6%
Improvements/Tree Maintenance	1,700.00	Repairs and Maintenance	15,306.21	16,100.00	95.1%
Snow Removal	500.00	Utilities	3,602.06	4,527.00	79.6%
Total Repairs and Maintenance	15,306.21	Total Expense	20,805.54	22,627.00	92.0%
Utilities		Net Ordinary Income	1,821.46	0.00	100.0%
M.U.D.	3,152.14	Other Income/Expense			
OPPD	449.92	Other Income			
Total Utilities	3,602.06	Interest Income	4.52		
Total Expense	20,805.54	Total Other Income	4.52		
Net Ordinary Income	1,821.46	Net Other Income	4.52		
Other Income/Expense		Net Income	1,825.98	0.00	100.0%
Other Income					
Interest Income	4.52				
Total Other Income	4.52				
Net Other Income	4.52				
Net Income	1,825.98				

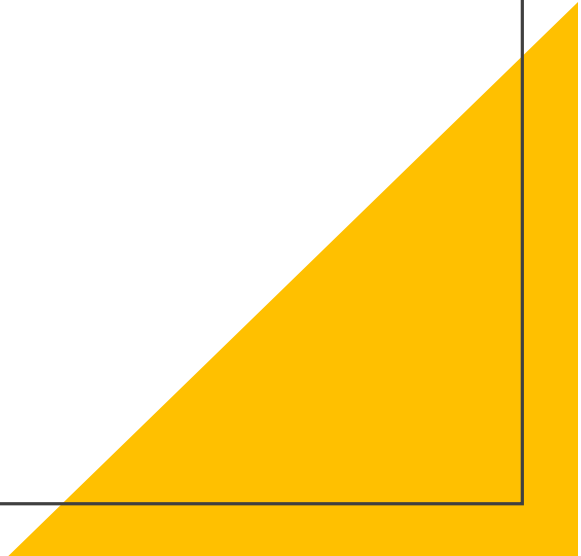
Expenses	2022 Budget	2022 Actual as of 12/31/22	2023 Budget
Website Maintenance Expense	\$40.00	\$792.00	\$120.00
Insurance Expense	\$1000.00	\$975.00	\$1000.00
Legal Fees	\$200.00	\$0.00	\$560.00
Meetings/Meals/Entertainment Expense	\$550.00	\$0.00	\$550.00
Miscellaneous/Office Expense	\$200.00	\$123.31	\$200.00
Grounds Maintenance/Repair	\$14500.00	\$13606.21	\$15000.00
Bagworm Treatment/Tree Maintenance	\$1600.00	\$1700.00	\$3000.00
Electricity (OPPD)	\$450.00	\$449.92	\$450.00
Water for Outlots (MUD)	\$4077.00	\$3152.14	\$4000.00
Property Tax Assessment for 3 Outlots	\$10.00	\$6.96	\$8.00
<b>Total Expenses</b>	<b>\$22627.00</b>	<b>\$20805.54</b>	<b>\$24888.00</b>
<b>Total Dues Income for 2023</b> Dues per lot:\$366 X 68 lots	<b>\$24888.00</b>		
<b>Equitable Checking Balance as of 12/31/2022</b>	<b>16937.33</b>		



# Financial Report

2023 Budget

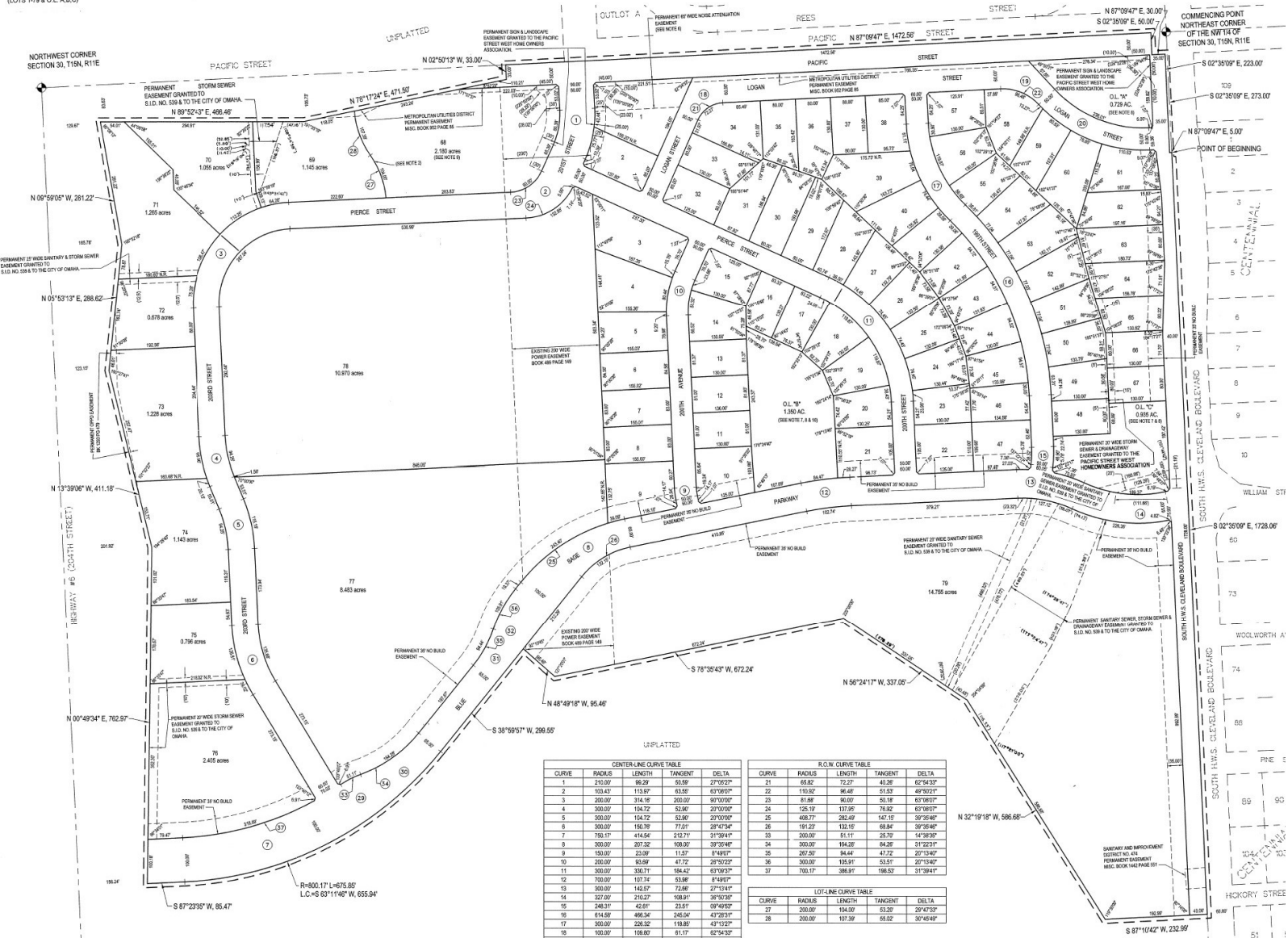
# 2023 Goals & Business Objectives

- BOARD MEMBER NOMINATIONS / ELECTIONS:
    - TREASURER –Term Expired in Jan 2022, serving until Jan 2024
    - SECRETARY –Term Expired in Jan 2022, serving until Jan 2024
    - PRESIDENT – Term Expires in Jan 2024
    - VICE PRESIDENT – Term Expires in Jan 2024
    - 5<sup>th</sup> BOARD MEMBER – Term Expires in Jan 2024
  - BUDGET MANAGEMENT – No special assessments
  - ENTRY SIGN REPAIRS
  - COMMON AREA MAINTENANCE
  - UPGRADE HOLIDAY DECORATIONS FOR WINTER 2023
  - SOCIAL ACTIVITIES
  - COVENANT REVIEW / UPDATES
- 
- A large yellow right-angled triangle is positioned in the bottom right corner of the slide, extending from the bottom edge towards the right edge.



OPEN  
DISCUSSION  
/ Q & A

PACIFIC STREET WEST  
(LOTS 1-78 & O.L. A,B,C)



CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	210.00	90.29	53.59	27°09'22"
2	100.43	110.97	63.58	63°08'21"
3	200.00	314.16	200.00	90°00'00"
4	300.00	104.72	53.90	29°00'00"
5	300.00	104.72	53.90	29°00'00"
6	300.00	151.76	77.01	28°47'28"
7	750.17	414.54	212.71	31°59'41"
8	300.00	207.32	109.09	39°35'48"
9	150.00	23.09	11.37	8°49'01"
10	200.00	90.00	47.72	28°02'52"
11	300.00	336.71	184.42	63°09'31"
12	700.00	107.74	53.88	8°49'01"
13	300.00	140.97	72.86	27°14'47"
14	327.00	210.27	108.91	38°30'36"
15	248.31	42.81	23.51	09°49'35"
16	414.85	466.36	248.54	43°28'11"
17	300.00	226.32	119.85	43°12'21"
18	100.00	108.00	61.17	62°54'35"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
21	65.82	72.27	40.28	62°54'35"
22	110.52	86.48	51.53	49°50'21"
23	81.88	86.00	53.16	63°08'21"
24	125.19	137.95	76.82	63°08'21"
25	408.77	282.49	147.15	39°35'48"
26	191.23	133.15	68.84	39°35'48"
33	200.00	51.11	25.70	14°56'58"
34	300.00	154.28	84.20	31°22'31"
35	267.50	84.44	47.72	20°13'47"
36	300.00	193.91	93.51	29°34'49"
37	700.17	386.97	198.53	31°59'41"

LOT-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
27	200.00	104.00	53.20	29°47'53"
28	200.00	107.59	55.02	30°45'49"

FIG. 1  
PAGE 1