

The May 18, 2023 meeting of the Tuscan Ridge HOA Board came to Order at 1:10 pm in the conference room of the Equitable Bank with George Gauger, Carisa Ames, Mary Barmore and Renae Cohn in attendance. Dennis Kalasek, absent

Agenda:

OLD BUSINESS:

1. Annual Meeting Summary: Blues Sage Pkwy Island Maintenance. Maintenance of the island and the area along Blue Sage Pkwy has not been good. The City of Omaha, which is responsible for the maintenance of the island, will be contacted. Updating of the covenants was discussed to include provisions pertaining to the rental of properties in Tuscan Ridge. The existing covenants are comprehensive and adequate but do not cover every possible situation that might come up. Updating and amending the covenants has not been undertaken at this time and could be expensive. The HOA does not have an attorney. One attorney that the President has talked to and specializes in real estate law, charges \$330 per hour.

2. President's Update: This was the first board meeting since the THROA Annual Meeting held on January 11, 2023. Snow removal costs were minimal with snow plowed only twice from HOA sidewalks. During late winter and early spring HOA activity is normally minimal. During December 2022 repairs were made to the HOA sprinkler system when two shut off valves were replaced because they were leaking. This prevented freezing and damage to the system. Federal and State Income Tax forms were completed by the TRHOA President and filed.

Nineteen residents of TRHOA attended the Annual Meeting. Low attendance at the January annual meeting is normal and a concern of the HOA Board. The annual meeting is the normal time to elect new officers to the HOA Board. The board has two officers who have served past their normal three year term and three officers whose term expires in January 2024. The current HOA board during the upcoming months will be working to find and encourage TRHOA resident homeowners to join the board. A board of officers is required to manage the HOA. The board is also looking into hiring a management company to assist the board and managing the HOA.

3. Financial Report: Financial reports were presented to the board by the TRHOA Treasurer. Dues for 2023 in the amount of \$24,888 were paid by our 68 homeowners (\$366 per household). The Treasurer reported a balance as of mid-May between \$22-\$23,000. The exact amount will be posted at the next board meeting. This budget is primarily used in the maintenance of our three common areas and is a near break-even budget for the HOA.

4. Communications: Our TRHOA Treasurer maintains contact with all new homeowners. Three families became new homeowners in Tuscan Ridge last year. The Treasurer sends out a welcome letter and contact information to each new homeowner and family. Our Treasurer also maintains and updates the TRHOA roster of homeowners.

5. Website: Our TRHOA Secretary maintains the website and it is current.

6. Architectural Review: One Approval. A landscaping request for the residence located at 1205 S 200th Street was approved in April.

7. Social Activities: None planned at this time.

8. Maintenance Activities: In late April three board members met with Josh Kroupa, certified arborist, regarding tree maintenance in Area B. A proposal was provided to the board for consideration on 4/30/2023 in the amount of \$2,200.

NEW BUSINESS:

1. Spring Clean-Up Entry Signs: The board received three proposals for spring clean-up around the entry signs ranging in price from \$900 to \$1065.68. The previous year's price was \$650. The company normally used by Tuscan Ridge for the spring cleanup went out of business this year and the board was left with the decision of what to do. The board decided to do the work in-house with volunteers and the task was assigned to Renae Cohn to organize. A frozen skunk was removed from Area A during a cold spell in February. They are best removed when frozen solid.

Sprinkler System Spring turn-on: The sprinkler system was turned on and inspected between 9:00 am and 10:30 am May 18th. The system consists of seventeen zones. Two sprinkler heads were found to be broken and had to be replaced. The HOA has a seasonal maintenance package with Nature's Helper and receives a 15% discount on repair parts. Due to extreme drought conditions the system is currently programmed to water Area A four times per week.

2. Entry Sign Repair: The Tuscan Ridge sign at the corner of Blue Sage Pkwy and H.W.S Cleveland has had some letters fall off and needs some minor repairs. Removal of the sign is a possibility if repairs are too expensive.

3. Area B Tree Maintenance: A proposal from Josh Kroupa, Certified Arborist, 402.981.1455. email: gonefishing1975@gmail.com was provided to the board for tree work in the amount of \$2,200. The board approved the proposal for Area B clean-up. The board will contact regarding insurance and W-9.

4. Hiring a Management Company for the HOA. The board has solicited proposals from Signature Property Management, P.J. Morgan Real-Estate and LAMB HOA. It may be easier to fill Tuscan Ridge HOA board positions with support from a management company.

5. Acquiring New Board Members: Serving on the HOA board is a voluntary activity. Two current board members are serving beyond their three year terms. The terms for three of our board members will be up in January 2024. Generally, the recruitment of new board members is difficult.

6. Please direct questions to a board member or the President.

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Next Board Meeting: TBD
Meeting adjourned at 2:30 pm.