

Meeting Minutes for TRHOA Board Meeting
September 13, 2022

Meeting called to order at 1:02pm on 9/13/2022

Present: George, Mary, Renae, Carisa

Not Present: Dennis

Old Business:

1. Homeowner Update: President
 - a. George has box of records for Tuscan Ridge HOA and can pass along to Board Members when on vacation / absent
 - b. September 2022 Tuscan Ridge Homeowners Association (TRHOA) Update to Homeowners was emailed to all of our homeowners.
2. Financial Report: Treasurer
 - a. Mary sent out the latest P&Ls, Budget to date and expenses being tracked to year end are at budget
3. Communications: Treasurer
 - a. Mary communicates with new homeowners and provides information to them about the HOA. One new family arrived in Summer 2022.
4. Website Update: Secretary
 - a. Carisa to check that links are working properly on the website
5. Architectural Review: President/Vice President
 - a. Committee is beginning to get requests from homeowners for newer trends of exterior home colors. Color trends run in cycles and many of the earlier homes constructed in Tuscan Ridge were painted in earth tones with shades of browns prevailing. Then greys became popular and now there is a trend toward lighter colors. Each request will be reviewed carefully and with a key consideration of staying compatible with the neighborhood range of colors. Newer Colors that have been approved to date, include, but are not limited to:
Field Colors:
Sherwin Williams Spare White SW 6203
Sherwin Williams Taupe of the Morning SW 9590
Sherwin Williams Repose Gray SW 7015

Trim & Garage Fronts:
Sherwin Williams Brainstorm Bronze SW 7033
Sherwin Williams Urbane Bronze SW 7048
Sherwin Williams Grizzle Gray SW 7068
 - b. Board has approved (6) ACC requests to date.
6. Social Activities: None to Report
7. Maintenance Activities: President/Vice President
 - a. Cox was putting in cable along Pacific and cut water supply and cable. George took photos and submitted to Cox. Cox acknowledged and issued a claim. HOA has received a check from COX for \$237.37 covering the costs of repairs to the sprinkler system caused by the cable construction crew working along Pacific Street.

New Business:

1. Covid Impact on Board: President
 - a. We have fewer in-person meetings due to covid concerns and can still be effective. Members stay in regular contact throughout the year to address business impacts or community items via email, text, or phone call(s).
2. Cost Increases/Impacts Caused by Inflation: President/Treasurer
 - a. George proposed that we continue to use Royal Lawns for mowing and sidewalk snow removal. They also provide additional services on an as needed basis to the HOA. Royal provides these services at a very competitive price and is easy to work with. Motion to approve. Moved by Mary, seconded by Renae.
3. Kevin Hooker Website Claim and Continuation: Secretary
 - a. Kevin Hooker has been paying for the Tuscan Ridge website domain on auto-renew from 2016-2022. Carisa will transfer auto-renew to new credit card number to keep the domain active. Next bill date is 1/6/2023.
 - b. Motion to reimburse him in the amount of \$792 has been approved by members.
4. COX Communications Reimbursement for Sprinkler System Damage: President
 - a. COX has reimbursed the HOA for damages caused by the cable construction along Pacific Street.
5. Budget Discussion for 2023: President/Treasurer
 - a. A 10% increase is allowed by the HOA by-laws. The increase is driven by additional costs being passed on by our vendors to the HOA. George would like to vote on approving budget for 2023. 10% increase from current budget would be \$33.25 increase in HOA dues. 2023 HOA Dues = \$366.25. Motion to approve. Moved by Mary, seconded by Renae.
6. Sprinkler System Update: President
 - a. George proposed that we use the same sprinkler service and renew our service plan for 2023 with Nature's Helper. Nature's Helper has keys to the sprinkler system and can respond quickly if there is an emergency. This also ensures that the system is maintained properly. Motion to approve. Moved by Mary, seconded by Renae.
7. Tree Maintenance and Stump Removal and Projects: President/Vice President
 - a. HOA would like to continue to use All Trees for bagworm treatment, general tree maintenance as applicable, and storm damage cleanup. All Trees provides the lowest cost tree services.
 - b. Area B will be surveyed for additional limb/tree removal services this fall and winter. Royal Lawns provides stump removal services at \$70 per hour and may be used in the future. Both items moved to a Motion, Mary approved, seconded by Renae.
8. HOA Officers
 - a. Dennis, George, Renae terms expire in 2024. Mary & Carisa are staying on year after year as a courtesy and until someone else in the community shows interest. If anyone would like to join the HOA Board, please email anyone of the current Board members.
9. Annual Meeting
 - a. 2nd Tuesday of January – January 10th, 2023.
10. Holiday Entrance
 - a. Marc & Renae did the décor on these in 2021. Board members will help when the time is right.
11. Entrance signs might need to have a timer installed and/or repaired.
12. Newsletter
 - a. Renae & Marc will consider drafting a Newsletter. Carisa will support as needed.

Next Board Meeting: To be Determined
Meeting adjourned at 2:55pm.