

Meeting Minutes for TRHOA Board Meeting
November 29, 2022

Meeting called to order at 12:37pm on 11/29/2022

Present: George, Mary, Carisa, Dennis

Not Present: Renae

Old Business:

1. Minutes from HOA Board Meeting September 13, 2022
 - a. Minutes moved to be accepted, motion approved.
2. President's Update
 - a. Very few changes from last board meeting September 13, 2022. The sprinkler system was winterized on October 5th and the meter reading provided to MUD.
3. Financial Report: Treasurer
 - a. Profit and Loss statements were reviewed. The budget is on track as projected for the year. Kevin Hooker was reimbursed for web-host domain expenses that he had incurred while a HOA board member. Water expenses were approximately \$500 less than last year due to a wetter spring when less water was used. During the cable installation along Pacific Street the system was damaged and shut down until repairs could be completed. A reimbursement payment was received from MUD for water usage adjustment from 2021.
 - b. There are 68 homeowners in the TRHOA. A dues increase was approved by the board at the September board meeting. Annual HOA dues for 2023 will be \$366. An increase of \$33.00 over 2022. This slight increase represents inflation driven costs passed on to the HOA by vendors providing services to the HOA and ongoing outlot tree maintenance expenses. Statements will be mailed to homeowners in early December.
4. Communications: Treasurer
 - a. No new updates. Will send end of year Newsletter and hand deliver door to door.
5. Website Update: Secretary
 - a. Website is current. Will work with Board members to pull together Newsletter.
6. Architectural Review: President/Vice President
 - a. Nothing new to note.
7. Social Activities:
 - a. No activities to report.
8. Maintenance Activities: President/Vice President
 - a. The sprinkler system was shut down and winterized on October 5th. On November 14th a small leak was detected in the headworks of the sprinkler system. Nature's Helper was contacted, and a repair was scheduled. An inspection of the valves on each side of the meter indicated that they were not working as they should, allowing a miniscule amount of water to flow through the valve. The valve on the meter side of the sprinkler system was replaced (\$410) on November 15th. The valve on the street side of the meter will be replaced.

New Business : End of Year 2022

1. Annual Meeting
 - a. The HOA annual meeting is scheduled for January 10th as required by the by-laws. The board discussed the possibility of returning to an in-person meeting and decided that this would be a good idea. Dennis Kalasek and Jodi Maciejewski will find a meeting location which can accommodate 30-40 people. A social hour with snacks is planned for 6 -7 pm and the business meeting from 7-9 pm. The annual meeting will provide an opportunity for a get together and discuss subjects related to officer elections, by-law update, long term rentals, architectural review and paint colors, management services, special assessments, annual meeting time and date.

2. Projects

- a. Sign Repair – letters are falling off small monument at the corner of Blue Sage/SW Cleveland, Reserve Signs were bent over. George will look at getting info from the sign vendor and make repairs in the spring.
- b. Marc & Renae Cohn put up Holiday décor for 2022 at large monument near Pacific. Look at enhancing Holiday décor for 2023.
- c. Entrance signs might need to have a timer installed and/or repaired.
- d. Look at more extensive tree maintenance in Outlot B for spring 2023. George will get an estimate from All-Trees for budget purposes.

Next Board Meeting: Annual Meeting on 1/10/2023 at 7pm. Location TBD.

Meeting adjourned at 2:10 pm.

Tuscan Ridge Homeowners Association

Balance Sheet

As of November 30, 2022

	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Equitable Business Checking	6,141.60
Total Checking/Savings	6,141.60
Other Current Assets	
Edward Jones CD	
Edward Jones Cash Account	11.69
Edward Jones CD - Other	-11.69
Total Edward Jones CD	0.00
Total Other Current Assets	0.00
Total Current Assets	6,141.60
TOTAL ASSETS	6,141.60
LIABILITIES & EQUITY	
Equity	
Retained Earnings	1,705.35
Net Income	4,436.25
Total Equity	6,141.60
TOTAL LIABILITIES & EQUITY	6,141.60

Tuscan Ridge Homeowners Association
Profit & Loss Budget vs. Actual
 January through November 2022

	<u>Jan - Nov 22</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Annual Dues	22,627.00	22,627.00	100.0%
Total Income	22,627.00	22,627.00	100.0%
Gross Profit	22,627.00	22,627.00	100.0%
Expense			
Computer and Internet Expenses	792.00	40.00	1,980.0%
Insurance Expense	975.00	1,000.00	97.5%
Legal Fees	0.00	200.00	0.0%
Meals and Entertainment	0.00	550.00	0.0%
Miscellaneous/Office Expense	0.00	200.00	0.0%
Property Tax	6.96	10.00	69.6%
Repairs and Maintenance	12,856.21	16,100.00	79.9%
Utilities	3,565.10	4,527.00	78.8%
Total Expense	18,195.27	22,627.00	80.4%
Net Ordinary Income	4,431.73	0.00	100.0%
Net Income	<u><u>4,431.73</u></u>	<u><u>0.00</u></u>	<u><u>100.0%</u></u>

Tuscan Ridge Homeowners Association
Profit & Loss Last Month
 January through November 2022

	Jan - Nov 22	Jan - Nov 21
Ordinary Income/Expense		
Income		
Annual Dues	22,627.00	20,570.00
Total Income	22,627.00	20,570.00
Gross Profit	22,627.00	20,570.00
Expense		
Computer and Internet Expenses	792.00	0.00
Insurance Expense	975.00	971.00
Miscellaneous/Office Expense	0.00	151.61
Property Tax	6.96	3.04
Repairs and Maintenance		
Grounds Maintenance	10,906.21	14,802.52
Improvements/Tree Maintenance	1,700.00	1,453.00
Snow Removal	250.00	0.00
Total Repairs and Maintenance	12,856.21	16,255.52
Utilities		
M.U.D.	3,152.14	3,657.35
OPPD	412.96	405.11
Total Utilities	3,565.10	4,062.46
Total Expense	18,195.27	21,443.63
Net Ordinary Income	4,431.73	-873.63
Other Income/Expense		
Other Income		
Interest Income	4.52	0.00
Total Other Income	4.52	0.00
Net Other Income	4.52	0.00
Net Income	4,436.25	-873.63