

## TUSCAN RIDGE HOA BOARD MEETING MINUTES

6-1-18

The scheduled board meeting was held at Paradise Bakery @ 8 AM and was called to order by it's President, Rick King. Those board members in attendance were: Rick King, Susan Mc Gough ,and Mike Ancona.

The minutes of the April 27,2018 were reviewed and were approved.

### Committee Reports:

Finance--- Rick submitted the current TRHOA bank statement indicating a balance of \$24,787.02. There was only one operating expense for this period from OPPD for \$31.51,and all other expenses were monthly billing and were not as yet received nor accrued . Rick suggested depositing the excess operating funds (\$10,000) in two interest bearing, safe CD's ...one each for \$5,000. Susan seconded the motion.

Social---Rick reported on behalf of Jodi Maciejewski, that the neighborhood Cinco De Mayo party was held at Roja and was attended by 16 people. The Social committee is planning the second annual HOA picnic in our Common area "B" on August 28,2018 . Details will follow.

Design---Susan reported that no new architectural design requests for additions, remodeling etc. were submitted this month.

Grounds---Discussion centered on the ownership, timing of transfer ,and responsibility of maintenance of common areas "B" and " C" . Mike mentioned that a couple of HOA members had said to him that the common areas B & C , had grass that needed shorter cutting length, removal of some broken tree limbs , and more frequent dandelion weed spraying. Susan recommended also adding a couple more bushes at the power box at main entrance. Rick recommended that Susan meet with Daryl on the lot maintenance issues and also made a motion to approve the expenditure of up to \$100 for some additional bushes at main entrance for better aesthetics. Mike seconded the motion . There remains some lingering questions and concerns about the common grounds (B & C) regarding timing and ownership transfer and also maintenance responsibilities, as well as the city of Omaha's eventual annexation of our SID. Most of these questions were legal in nature, and Rick suggested that the HOA change legal representation. Susan seconded Rick's motion to seek new legal representation .

Rick will contact Mark Dikhute with a list of questions

Website:---Mike and Craig Strutzel met with Karen Weber, UNO Maverick P.R. director to discuss a project that UNO students could work with our TRHOA board to either remodel our existing web site or create a new one. Karen submitted a proposal to keep much of the existing website but also add a list of new features that would include a series of links to specific topics to assist and inform the homeowners of Tuscan Ridge all in one place. This project could start in June and could conceivably be completed by summer's end.

Rick motioned for approval of this project and earmarked up to \$1,000 for expenditure. Susan seconded the motion.

Neighborhood Watch--- Ron Goracke was unable to attend meeting but sent a proposal in advance to update the board on the neighborhood watch program that was recently implemented . Ron stated that the existing program is a good one but could have breakdowns in communication if we continue, as is. Ron suggested that the TRHOA replace the existing Neighborhood Watch program with an "app" called Nextdoor, that could be downloaded on cell phones and home PC's. It enables the user to receive : current neighborhood announcements, events, suspicious activity, break ins, vandalism as reported by thousands of people in not only our subdivision but also several neighboring subdivisions. About 70-75% of our membership is already using this app and are enjoying its results. There were many other advantages to using this app because it is a quick and easy way to keep and stay informed as to what is going on in our neighborhood as well as being an excellent contact vehicle...all for no cost to our members nor the TRHOA. Mike Ancona moved to approve this change in our neighborhood watch program and suggested that we send notice of this decision out in our next newsletter so that we could offer assistance to any of our members that are not already using this app. Susan seconded the motion.

Covenant Review--- Rick suggested that all board members review current covenants and make note of any modifications. The intent is to correct and modernize some of the current covenants but not change the intrinsic substance of the original covenants. These small change suggestions should be brought to our next meeting by all board members.

Rick will compile a list of questions to ask our new legal counsel and encouraged the other board members to submit to him so that we would all have more information before the next board meeting.

The next TRHOA meeting is scheduled for June 28 .2018 at 8 AM @ Paradise Cafe

