

TUSCAN RIDGE HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

March 30,2018

The Tuscan Ridge Homeowners Association meeting was held at Paradise Café @ 8 AM on March 30,2018. Those attending were: Rick King (President) ,Susan Mc Gough (Ex Officio),Daryl Gerardy and Mike Ancona. Ron Goracke was unable to attend. Also representing the Sanitary and Improvement District (SID) was George Gauger.

Rick called the meeting to order and asked for approval of the March 23, 2018, meeting's minutes. Mike recommended approval of the minutes and Daryl seconded the motion. Minutes were approved by Rick and asked if anyone had made contact with Craig Strutzel re: his nomination to assist the new website committee, as an ad hoc member, and to assist in the on going updates of the new website after completion. Mike will contact Craig.

COMMON AREA UPDATE

George Gauger updated the board of various SID activity and actions since the last TRHOA meeting in March.

The TRHOA has the rights to three common areas that are in various stages of eventual ownership to the TRHOA . The three (3) common lots are identified and located as:

Lot A.... Main entrance to the Tuscan Ridge development on Pacific St.

Lot B....The common area west side of the TR development between 200-200 Av

Lot C....The common area between Blue Sage Pkwy & HWS Cleveland Blvd.

Lot A:

The deed for Lot A is ready for approval signature from the TRHOA .Falcone is sending his signed deed of transfer to Rick for his signature on behalf of the TRHOA.

Lot B

George reported that Tom Falcone , will also sign the deed of transfer of Lot B over to the TRHOA. Both of the these transfer of deed actions , are pending the completion of the official homeowner's lot survey of the Lot B common area. The HOA will identify the scope of the survey and pay for this survey.

George also reported that the official position of the SID is that "no homeowner has permission to use any portion from any of the three common areas for their own personal and/or exclusive use." The SID considers any such action as "illegal trespassing " and against the law.

Lot C:

After the applicable signatures of the deed transfer of lot C, the SID will be the owner, for now, and be responsible for the cost and maintenance...including... mowing ,tree limb upkeep ,weed control, and five step fertilization program for that common area and any other applicable maintenance costs.

Susan made a motion to sign the two deeds of transfer for lots A & B to the TRHOA, pending the completion of the survey of Lot B homeowners' lots. Mike seconded her motion . Motion passed unopposed.

Other SID actions include:

- The (SID) funding and planting of five trees, this spring, in the Lot C common area as part of the long term commitment of the TRHOA Tree Plan that was approved in the 2017 fiscal budget

The SID board has approved developing a plan for the completion of sidewalks within the SID's jurisdiction. A&E is developing that plan; but as of yet, there is no completion date. George will follow up.

The board saluted Susan and George for all of their considerable efforts and commitment on behalf of the best interests of both the SID and the TRHOA....THANK YOU !

Mike asked the question as to, when the city of Omaha annexes the area that Tuscan Ridge is located....who ultimately will 'own' the three common areas...the City, SID, or TRHOA ? Rick will request a legal opinion when he meets with our new attorney.

COMMITTEE REPORTS:

Finance-

Rick reported that our checking account balance was \$23,400 with another \$500 to be deposited that day . We have reduced the delinquent member dues list from 11 to 2 past due households in the last month .Many of our members are out of town or traveling last month. Rick will contact both delinquents and give them a chance to remedy , before written notice of past due status is sent out.

Social-

No report.

Mike asked if Susan could put a recommendation in the next newsletter to remind our members to please ask any new members that have recently moved in next to them, to please contact Ron Goracke with their personal contact information and then Ron would send their names and family info to Susan for the next newsletter as a formal “welcome to the neighborhood” article. Ron will update the neighborhood roster.

Design-

Susan reported that no new requests for design, construction, or other improvements have been received since our last meeting.

Website:

Mike reported that there has not been any new updates on this project. The UNO technology dept that we agreed to seek assistance, asked us previously to wait till mid semester to contact again. Mike will follow up with Karen, the Dept head.

Neighborhood Watch-

Since we do not have a formal “welcoming committee “process, Rick suggested the aforementioned process of the existing member, introducing themselves to any new neighbor and ask them to send their contact info to Ron. Hopefully, one day we will also have a fluid, current, new website that we can direct any new neighbors to, as a resource of information about the Tuscan Ridge development.

Communications-

Susan is working on a Spring newsletter and asked for suggested topics in addition to the previously mentioned new neighbor policy. Other topics suggested were: the new trees, sidewalk construction, and the painting of some of the street light lamp poles. It was suggested, that we emphasize that we are continuing to invest in our neighborhood for everyone’s future enjoyment . Mike suggested that a special ‘salute’ to George and Susan for all of their efforts in improving our neighborhood, be included in the newsletter.

Next Meeting-

TBD.... likely for April 26 or 27

With no further business to discuss Rick motioned for adjournment...seconded by Susan.

Submitted by Mike Ancona on behalf of Ron Goracke