

Tuscan Ridge Homeowners Association  
Annual Meeting Minutes  
January 8, 2019

The meeting was held at DJ's Dugout at 178<sup>th</sup> and Q Streets. There were 28 individuals in attendance representing 15 voting units. The attendance was sufficient for a quorum.

Rick King, the president and treasurer, welcomed those in attendance and called the meeting to order at 7:15 PM.

The minutes of the 2018 annual meeting held January 9, 2018 were reviewed and approved.

The newly developed comprehensive and impressive website was projected on the screen and Rick presented its contents and intended use for communication and as a resource of information. Over time, it will continue to be developed, maintained and updated.

Rick presented the accomplishments of the board during 2018 including:

- Conflict of Interest policy for all board directors to sign...unanimously approved.
- Instituted a working architectural review committee process for property and housing improvement approvals.
- Tree Plan for planting new trees every year to replace the aging, decaying, scarred trees in common areas...ongoing...In 2018 (5) new trees planted in Common Lot B.
- Neighborhood Watch program...integrated with nextdoor.com for better informational coverage and quicker response time(s).
- Completed a newly remodeled web site....to be more informative, inclusive, policies and procedures, and better marketing of our neighborhood to potential home buyers and realtors ....all in one place for the convenience of all TRHOA home owners.
- Engaged legal representation to protect the best interests of homeowners of TRHOA's common areas from encroachers.
- Developed common area policy for all homeowner's safety and protection.
- Green space C ownership transferred to SID. When continue to work closely with them on improvements to the area including but not limited to maintain the exiting trees and planting new trees.
- Held two well attained social gathering for Tuscan Ridge residents.

Rick presented the goals of the board in 2019 including:

- Continuous improvement of Web site.
- Hiring of a dedicated part time person to manage the technical, communicative and administrative functions of the new website.
- Transfer the deed of ownership of Green Spaces "A" and "B" from Developer to TRHOA.
- Look at moving the annual meeting to another date in the year so as to improve participation.....perhaps combine it with a social committee event.
- Develop an annual service project.
- Grow our financial reserves for both unknown events like trees down due to high winds and larger planned projects including mailbox and sign repair.
- Continue to promote use of Arch Review Committee. Continue to promote our website as a source of good useful information.

The 2018 Board members were introduced: Rick King, Susan McGough, Mike Ancona, Daryl Gerardy, Ron Goracke and George Gauger (Ad Hoc).

Ron and Susan are going off the board, and they were thanked for their service. Carisa Ames and Mary Barmore were nominated and received a unanimous vote. Mary will serve a 3 year term, and Carisa will serve a 2 year term.

Rick presented the financials for 2018 and the budget for 2019 reflecting anticipated expenses totaling \$17,000, the same as 2018. The dues will remain at \$250. Statements were sent out in December and approximately 2/3 of the homeowners have already paid.

The greenspace policies and rules were discussed. This information and related documents are available on the website and can be used as a resource.

The meeting adjourned at 7:50 PM.