

Tuscan Ridge Homeowners Association  
Annual Meeting Minutes  
January 15<sup>th</sup>, 2020

The meeting was held at DJ's Dugout at 178<sup>th</sup> and Q Streets. There were 24 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 7:00 PM.

Reviewed Vision / Mission / Value Statements & Website

Board Members Overview & Explanation of our Roles

- Rick – President
- Mike – VP – Architect Review and work with Mary to ensure any neighborhood projects meet approvals and basic requirements of renovations per covenants
  - Take note of where to send the form to for review/approval
- Carisa – Secretary & Website maintenance
- Mary – Treasurer & Communication
- Daryl – Grounds
- Jodi – Social Committee
- George – SID

Highlights from 2019:

- Private Reserve Signs
- Social Events

Goals for 2020:

- Organizational development
- Build up budget reserves
- Strategic planning for annexation
- On-going social committee

How many acres are the Common Lots?

- +/- 5 acres
- HOA only maintains these lots – we don't own. In November, The Land Bank may have these available to purchase. Negotiate back taxes with the County.
  - Comment about HOA / SID President in some communities are often the same. Allows for a larger pool of funds to manage common lots/areas.

Board discussions have surrounded around "what to do with Common Lots A, B, C"? What sort of direction can we get from the members? How do you want the board to proceed?

- M. Cohn – 1<sup>st</sup> – Property tax debt needs to be resolved; and then if the land can then be purchased through a reasonable price – then it would be a good idea to have control of that land. 78% of our total OpEx are maintenance of these common areas through covenants. Review Douglas County website for assessed value of land.
  - o General consensus is that the HOA wants to take ownership of this land as long as the value is properly assessed, and taxes are resolved.

#### Proposed Covenant Updates / Issues on Ballot

- Item 1 – As a homeowner takes some of our rights away. For covenant language to limit rental use to 90 days – limits our right to rent our home. Costs would be absorptive in legal costs to resolve this in court.
- What was the thought on 90 days?
  - o Mike A had experience in another neighborhood that purchased & rented homes in a ‘luxury’ type neighborhood that was not managed, nor enforced by the covenants because they expired. It’s the HOAs responsibility to ensure that renters / owners are taking care of home properties.
- Concerns on the contrary to maintaining property values
- Air BNBs are worse than long-term rentals [from M. Cohn’s attorney].
- Question for the group – is anyone currently considering renting their homes?

#### Financial Report – 2019 Expenses

- Biggest expense is Grounds Keeping and Water costs due to a broken sprinkler head
- Common Lot B – spent some money trying to get this lot back after heavy contractor use
- Common Lot C – is currently being handled by SID and will need to be monitored for expenses once this is annexed
- Another big expense short fall was due to delayed billing by landscaper and heavy weed control
- Snow removal – who handles this? SID on streets & sidewalks.
- Misc Expenses - \$500 was for install of reserve signs, secretary of state filing fees

#### TR HOA – 2020 Budget

- Why do we have CD for \$5K? Reserve at low rate – would be nice to get this built up to \$20K in preparation for expenses post-annexation.
- Try to keep legal fees under control

#### Board Nominations

- Rick & Mike’s time is up. Any new Board member volunteers?
- Rick is volunteering to do another term for year to year. In favor – approved.
- Marc Cohn volunteers to join the board. In favor – approved.

#### SID Update

- Been successful in lowering SID assessment -- \$.95 to \$.88. In effect, this saves hundreds of dollars on your tax bill. 2019 evaluation was \$66MM, when fully developed w/ commercial - it will be roughly \$88MM. 5-yr bonds have been financed with lower cost

debt over the years and with lower interest rates. Going below \$.88 will not be likely – since it will then be considered a street assessment tax issued by the City.

- When debt gets reduced – it can then support handling trash/recycling collection to consolidate services in the neighborhood.
- Ongoing street repairs – streets, lighting, water drainage – are all part of SID development and then will eventually transfer to the City once annexed.
- Street signs & pole maintenance, culvert repair work, snow removal, tree treatments, etc. SID tries to do everything SID can do to manage & maintain street conditions.
- What happens after annexation? Will the City be responsible to continue maintenance? And if so – what are the maintenance expectations?
- The City does have the ability to annex just the commercial portion and negotiate a value on price and leave the residential neighborhood alone.
- Nextdoor App – information was posted about a concert venue in one of the commercial lots?

Turn in covenant ballots, please.

Comments / Questions / Concerns: THANK YOU to Mike for his time serving on the TR HOA Board!

The meeting adjourned at 8:05 PM.