

**Tuscan Ridge Homeowners Association
Annual Report**

The following is a brief summary of Tuscan Ridge Homeowners Association (“HOA”) activities through Feb 22, 2015. As members of the Tuscan Ridge HOA, please review the information and let any of your board members know if you have a question or comment.

Financial Report

Gross Billings	\$20,400.00
Tuscan Ridge Villas HOA Mailbox Credits	<u>-2,805.00</u>
Net Billings	17,595.00
 Expenses:	
Insurance	531.50
Legal Fees	200.00
Office Supplies	186.06
Mailboxes	<u>6,300.00</u>
Net Surplus	<u>\$10,377.44</u>
 Assets:	
Cash	\$10,077.44
Accounts Receivable	300.00
Overpayment due HOA Member	<u>-20.00</u>
Total Assets	<u>\$10,397.44</u>

We have collected the special assessment from all but one property owner. Having near 100% payments has provided adequate working capital while we continue to review what ongoing expenses will be. While we make that determination, we have deferred an annual dues assessment.

Activities Report

Tuscan Ridge HOA was incorporated Sep 1, 2014. An initial formal meeting was held Oct 1, 2014, during which five board members were elected by members in attendance. Those board members later met to elect officers and decide the terms directors will serve. The board members are as follows:

Individual	Position	Term Expiration	Phone Number
Mark Roberts	President	Jan 2016	402 536 0042
Rick King	Treasurer	Jan 2017	402 496 3698
Susan McGough	Senior VP	Jan 2018	402 933 1126
Kevin Hooker	Secretary	Jan 2018	402 968 1883
Marc Cohn	VP	Jan 2017	402 660 6077

Your board has established an effective structure, reviewed plans for two new homes and discussed covenant changes – all within the goals of maintaining an aesthetically pleasing and safe neighborhood, while assuring HOA costs are reasonable. The HOA also had its first annual meeting Jan 20, 2015.

One key step has been to start using new mailboxes and remove the old mailboxes. Luckily, we got that



done before the old mailboxes blew away after about four years as “temporary” mailboxes.

SID

A key continuing issue is getting cooperation from the SID in determining responsibilities of the SID versus the responsibilities of the Tuscan Ridge HOA. We have made recent progress with the SID in working toward a resolution of these issues, but more work is left to be done. One area of agreement is that the three common areas within the Tuscan Ridge HOA will be transferred to the HOA.

Future Plans

With the near completion of the collection of the special assessment and completion of the transition to the new mailboxes, the board can now focus on moving forward on a number of different needs. These needs are as follows...

- Get quotes for care of the open areas (primarily mowing and tree care) and snow removal (at least by the mailboxes) so we can establish annual dues, which most likely be on a prorated basis for the first year
- Renew quotes for concrete extensions to mailboxes
- Revise the covenants, with a primary emphasis on clarifying the covenants now that the developer has no involvement with the covenants (property owners will have an opportunity to review the revised covenants before the board finalizes the changes)
- Enforce the covenants to maintain the value of our collective properties in the neighborhood
- Look for opportunities to improve the neighborhood (eg investigate options to better coordinate trash collection and enhance or establish committees to review architectural and covenants issue, work on social activities, address the best long-term care of common areas and review how we continue to keep the neighborhood safe)
- Establish a website for the Tuscan Ridge HOA

If you have interest in serving on a committee, please let one of your board members know.

Your board will continue to work to keep you informed of activities, but if you have a question, please don't hesitate to ask.

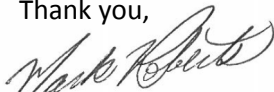
Please contact a board member if you are willing to serve on a committee. Your participation in the HOA would be appreciated.

Reminder

If you are planning an improvement or change to your property, please contact me. We will work together to ensure your planned change is in accordance with the covenants and avoid difficult discussions if a change you make is not in compliance with the covenants.

As a final point, it would be helpful to have an email address for every property owner to reduce cost for these types of communications. Please contact me with your email address if you haven't already provided it. In addition, we plan to provide the email list to all residents; however, if you want to not be included on that distribution list that will be distributed to all members, please let me know.

Thank you,



Mark Roberts
402 536 0042
dbmr@cox.net

Mar 3, 2015