

Tuscan Ridge Homeowners Association
Board Meeting Minutes
February 27th, 2020

The meeting was held at Scooter's West Omaha and was called to order at 8:03 AM.

Board Member attendance: Rick King, Marc Cohn, Mary Barmore, and Carisa Ames

Board Members absent: Daryl Gerardy

Invited Guests (present): George Gauger

Invited Guests (not present): Jodi Maciejewski

1. The minutes of the last Board meeting held December 20th, 2019 were approved and the agenda approved for February 27th Board meeting proceeded accordingly.
2. Annual Meeting minutes from January 15th, 2020 were previously distributed via email and approved and will be posted on TRHOA website.
3. SID Report – updated from George
 - a. Next meeting will be March 18th at 8:30am at 114th / Center. Open to public.
 - b. Trash collection services seem to be going well. Focus on general grounds maintenance, island by the High School & Pacific St entrance, working on sidewalk plan along Pacific, and eventually, Blue Sage. Ultimately, the islands will be part of City maintenance.
 - c. New Villa Development along Blue Sage – do they have their own HOA? SID has not made any specific outreach yet. Once development is complete – work with HOA to beautify areas that are considered common.
4. Social Committee Report – No update. Rick to reach out to Jodi to see if she's pre-planning anything.
5. Discussion on goals for 2020, things we can do better, things we want to make sure get done this year:
 - a. Look into land transfer using Land Bank idea for Lots A & B. Learn more about current status and figure out how this works. **ACTION ITEM:** *Marc to make calls to determine tax liability and purchase land. Rick to send Real Estate Transfer Statement for Marc's copy.*
 - b. Encroachment on to Outlot B. Two things pending to take over this land – taxes & encroachment. Marc will work to get this wood off the lot.
 - c. Bag worms along Pacific St. **ACTION ITEM:** *Daryl & George to work together to get the trees treated.*
 - d. Water turn on and better water monitoring. **ACTION ITEM:** *Rick to send note to Daryl and determine when to turn system back on. Mary to keep an eye on the water bill.*
 - e. Lawn care / Tree care & trimming
 - i. Walk the common areas with an arborist – SID has had a service tend to the SID lots. Need to walk the trees after every major storm. Our covenants state HOA to maintain these lots and is a good neighborhood obligation to monitor tree maintenance. **ACTION ITEM:** *Daryl to schedule tree walk, work on budget for lawn / fertilizer maintenance, and work w/ George on bag worm treatment.*

- f. Increase attendance at HOA events – Annual meeting good & bad – areas to improve
 - i. Look into new ways to promote Website, Facebook group, Instagram, etc.
 - g. New sign and maintenance on existing sign
 - i. Monument sign on Pacific / Cleveland is requiring some maintenance. **ACTION ITEM:** *Marc to have contractor to look at condition of masonry, caulking, paint, etc.*
 - h. Report on ballot results and how best to let everyone know the results – newsletter or email. **ACTION ITEM:** *Mary to send out an email thanking everyone who responded, but there were not enough responses to pass the items on the ballot.*
6. Committee reports – Finance, Design Review, Grounds, Communications, Website – Do we need to make any adjustments to committees? Marc?
- a. Finance: Mary distributed balance sheet as of 1/31/2020, HOA Dues – (3) are outstanding, each quarter look at budget v. expenses in real time (use Quickbooks?). Tax return was filed for HOA.
 - b. Houses for Sale: (3) on the block – one house has outstanding HOA dues.
 - i. **ACTION ITEM:** *Mary to reach out to realtor and notify of outstanding dues and make sure this is collected (w/ interest) at or prior to closing.*
 - c. Insurance Policy: \$1M Liability coverage. Policy is available to review for anyone who wants to.
 - d. Design Review – Marc, Rick, George, Carisa volunteered to review as requests come in.
 - e. Communications – next newsletter to be issued in May – any ideas / content? Provide valuable market info. Marc can help with this content.
 - f. Website – Carisa to update with officers, add in information for houses that are selling (work with Marc to include this information). Marc can help with this content.
7. Officers for 2020 / Motion to move. Motion passed to approve members.
- a. President: Rick
 - b. Vice-President: Marc
 - c. Treasurer: Mary
 - d. Secretary: Carisa

NEW BUSINESS: N/A

NEXT MEETING: Friday, April 17th, 2020 at 8:00am at the Scooter's West off 204th.

The meeting adjourned at 9:05 AM.