

Tuscan Ridge Homeowners Association  
Board Meeting Minutes  
January 23, 2018

The meeting was held at Paradise Bakery and Café at Village Point, and was called to order at 8:00 AM. Those in attendance included Rick King, Ron Goracke and Mike Ancona.

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

COMMITTEE REPORTS:

Finance - Rick presented the 2017 annual report and financials. Report approved.

OLD/ONGOING BUSINESS:

Conflict of Interest Policy: The proposed policy was reviewed and approved. Those members in attendance signed the policy and presented to Ron for filing. Rick will send it out to the absent members for their signature.

Web Site Development: Mike reported that due to the lack of specific expertise, turnover on the board, and the substantial time commitment, the development has been a slow process. Mike contacted a couple local universities to see if they would have students to take it on as a project. Assistance later in the year is a possibility according to the schools.

Annual Meeting Affidavit of Notice Given: Has been sent.

Water Hook Up and Bills: Mud sent final bill for the season, and it has been paid.

Greenspace and Property Ownership: At and subsequent to the annual meeting Larry Nyfler reported that he had discussions with the developer, Falcone. Reportedly, Falcone will not transfer title to the SID until encroachments are corrected. Falcone has sent a letter to the encroaching homeowners. The board has not been provided a copy of the letter. The board will suspend any action including the Dittrick pool request to see what develops as a result of the communication. The SID will retain eventual ownership of the greenspace at HWS Cleveland and Blue Sage due to drainage issues. The HOA's responsibility to maintain, if at all, is unresolved. The board will consider a legal opinion at the appropriate time, if necessary, as to the HOA's responsibility to maintain.

Covenant Review and Amendment: The Board's authority to act alone in the revision of the covenants ends at the end of this year. It was discussed and decided that Rick will send out the current covenants along with redlined proposed revisions to the board members. At each meeting during 2018, the board will discuss a few pages so that by year end there will be new covenants developed and approved.

NEW BUSINESS:

Election of Officers/Committees/Positions: The following volunteered/elected to serve for the coming year:

President/Treasurer: Rick King

Secretary, Assistant to the Treasurer and Neighborhood Watch Coordinator: Ron Goracke

Design Review Committee: Susan (subject to her approval) and Mike along with the assistance of Larry Nyfler from the Villas HOA.

Communication Director: Susan (subject to her approval)

Front Entry Development Coordinator: Susan (subject to her approval)

Website Development: Mike and any volunteers.

Grounds Director: Daryl Gerardy (subject to his approval)

Neighborhood Watch Program Update: The program has been established for a year. It's effectiveness and usefulness was discussed at the annual meeting. Ron reported that it has been set up following the guidelines set by the Douglas County Sheriff's Office. It consists of 8 blocks, each with a captain. Each captain has 1) a call list of the other captains and 2) a call list of the homeowners in that block. The system is burdensome, and is probably not as effective, efficient or as useful as it could be. It requires reliance on telephone communication which could easily breakdown in the process. Ron will review more effective means of communication including an app such as "Next Door", a text process or simply a neighborhood watch email list that can be used to broadcast issues or concerns happening in the neighborhood.

NEXT MEETING:

The next meeting place and time to be determined upon Rick's discussion with the absent members and their preference.

The meeting adjourned at 9:30 AM.