

Tuscan Ridge Homeowners Association
Board Meeting Minutes
November 14, 2017

The meeting was held at Paradise Bakery and Café at Village Point, and was called to order at 8:15 AM. Those in attendance included Susan McGough, Rick King, Ron Goracke and Mike Ancona and George Gauger.

David Mayer from Dvorak Law Group was a guest and presented his and his firm's services that could be provided in the handling of the greenspace encroachments. The fees would start at \$2,000 for writing a letter. Any further fees would be hourly and are undeterminable depending on the extent of services. They could be substantial and would be in excess of current resources and would require a substantial special assessment.

The minutes of the meeting held September 12 and October 20, 2017 were approved.

COMMITTEE REPORTS:

Finance - Rick reported that all bills are current, and all dues are collected. Report approved.

Social Committee - Susan has had ongoing discussions with the social committee. Events are being planned.

Design Review - No formal requests for approval have been received.

OLD/ONGOING BUSINESS:

SID Report: Susan reported the SID continues to make and plans for improvements. The current projects including the entry are completed.

Design Review Form: A new and more friendly design review form was presented and approved.

Greenspace Trees: The tree replacement will take place in the spring. Mike will follow up at the appropriate time.

PLANNED BUSINESS:

Covenant Suggestions: The board members will review and become familiar with the current covenants. After the first of first of the year, the board will seek advice from legal counsel as to the process and appropriate revisions or modifications or clarifications, if any. Susan will prepare a list of pertinent covenants for distribution and/or web site posting.

NEW BUSINESS:

Decision to Retain an Attorney: The board discussed the Roberts letter about the encroachment issue. After lengthy discussion including the proper course of action

and fees that may be necessary remedy the greenspace encroachments, the board decided to discuss it with the SID attorney for his advice and suggestions. The SID is the current owner of the property. Possible solutions discussed include require removal of property likely resulting in expensive litigation, selling a permanent easement, selling the encroached property at a fair value to the homeowner and a grandfather provision only if necessary to avoid litigation.

Conflict of Interest Policy: Susan presented a Conflict of Interest Policy for the boards review, consideration and discussion at a future meeting.

Annual Election Preparation: Susan will send out a letter and/or and email to the homeowners inquiring as to interest in running for the 2 board positions opening up.

Annual Meeting Plan: Mike visited several possible locations appropriate for the annual meeting that would have a social environment and adequate space. The board decided on Tanners at 191st and Q. The meeting will be on January 9.

NEXT MEETING:

TBD by the board following the Annual Meeting.

The meeting adjourned at 10:30 AM.