

Tuscan Ridge Homeowners Association
Board Meeting Minutes
November 8th , 2019

The meeting was held at Paradise Bakery and was called to order at 8:10 AM.

Board Member attendance: Rick King, Mike Ancona, Mary Barmore, Daryl Gerardy, and Carisa Ames

Board Members absent: N/A

Invited Guests (present): N/A

Invited Guests (not present): N/A

1. The minutes of the last Board meeting held August 23rd, 2019 were approved and the agenda approved for November 8th Board meeting proceeded accordingly.
2. Finance Update:
 - a. P&L Statements were submitted
 - b. Check rain sensor location and confirm this is in place. Confirmed.
 - c. Budget for 2020 was approved
3. Design Review:
 - a. No updates to report
4. Grounds:
 - a. Extra weed control was needed for this year and cleaned up the Common Area.
 - b. Make sure groundskeeping includes snow removal around mailboxes along Blue Sage. Lot A & B are included in HOA. Check with George on what SID handles for Lot C and if we can't consolidate efforts.
 - c. In Spring 2020 – look at Lot B for areas that can be cleaned up and trees removed.
 - d. Schedule a spring walk-through with the Board to look at ground maintenance / landscaping needs.
 - e. Mark out locations and meet up by sign at Lot A on Sat, 11/9 – and look at installing in the next (2) weeks or wait until Spring?
 - i. Follow-up: Sign locations were marked & installed wk of 11/18. Complete.
 - f. Look at adding another Tuscan Ridge pedestal sign (similar to Lot C) – at the 201st / Pacific St location. Daryl to check with SID on what's allowed as potential to coordinate with added sidewalk.
 - g. Add to Annual Meeting discussion about HOA member expectations for the green scape maintenance of Lots A-B-C.
 - h. Check w/ SID on status of the median replacement of landscape to hardscape.
5. Communications:
 - a. Newsletter went out in Fall 2019. Provide a supplemental newsletter in November.

- i. Statements for 2020 dues will go out in December 2019. Lot R1-44 dues remain outstanding plus accrued interest and a lien has been filed on the property. No further action taken.
- ii. Include Request for Board Members for 2020
- iii. Ron Gorake was donor for preserve signs
- iv. PWS information

6. SID Update:

- a. Check for follow-up information from George. Draft letter for homeowner's on changes to trash services. Include in newsletter.

7. Website Updates:

- a. Carisa will upload minutes & reports to the TRHOA website.
- b. Check w/ the Tuscan Ridge Villas on what they might want to communicate with updated Board Members, etc.

8. NEW BUSINESS:

- a. Candidates for Board discussion
- b. Check dates for Annual Meeting. Mike to check w/ DJs on venue availability.
 - i. Follow-up: Confirmed for January 15th, 2020 at 6pm with social hour and meeting to follow.

NEXT MEETING: Friday, December 20th, 2019 at 8:30am at the Paradise Bakery & Café in Village Pointe.

The meeting adjourned at 9:50 AM.