

Tuscan Ridge Homeowners Association
Board Meeting Minutes
December 20th , 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, and Carisa Ames

Board Members absent: Daryl Gerardy

Invited Guests (present): N/A

Invited Guests (not present): N/A

1. The minutes of the last Board meeting held November 8th , 2019 were approved and the agenda approved for December 29th Board meeting proceeded accordingly.

2. Annual Meeting:

- a. DJs is confirmed. Rick & Carisa to go (2) days ahead and check AV set-up.
- b. Mike will get menu / appetizers set-up in advance.
- c. Agenda for Outline:
 - i. Welcome / Call to business
 - ii. Introduction of Board Members – 1 minute “what I do”
 1. Open positions – (send out a reminder in advance for any volunteers & describe what we do)
 2. Back-up plan
 - iii. Board Accomplishments / Goals
 1. Explain Lots A-B-C
 - a. Describe what could happen with City Annexation.
 - b. Describe current HOA maintenance plan for these Lots
 - i.
 - c. Should Tuscan Ridge be prepared to secure ownership of these lots? At what price?
 - d. What do these lots mean to the members of the community?
 - e. What sort of strategic plan can we develop as Board Members?
 2. Formally recognize Gorake’s for reserve signs and what they are for. (get photos)
 - iv. Covenants / Revisions
 1. Go through all the recommended changes
 - a. Review list from Rick & Mike
 - b. Prepare ballot w/ “HOA recommends the following...”
 2. Take it to a pre-prepared ballot vote (*51 ppl to sign for formal change to covenants)
 3. Send out proposed covenants revisions in advance for proxy vote
 - a. Proxy allows board to vote on behalf of member

- v. 2020 Budget Review
 - 1. Daryl and Rick to be ready to discuss the water bill increase
 - 2. Shortfall on Lot Maintenance – be prepared for contingency plan in 2021 to reasonably increase dues
 - vi. SID Update
 - vii. Adjourn
3. Finance Update:
- a. Insurance bill is coming due. Budgeted item to be paid accordingly.
 - b. November P&L reports were reviewed.
 - c. December bills coming due are electricity, water bill *water has been turned off for winter months*.
 - d. Mary will be sending out 1099 for attorney fees paid in 2019.
4. Design Review:
- a. No updates to report
5. Grounds:
- a. Tuscan Ridge signs will need some general maintenance.
 - b. Remember not to turn on sprinklers until needed in 2020. March is too soon.
 - c. Review 2020 landscape/fertilizer plan. Request from Daryl.
 - d. 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.
6. Communications:
7. SID Update:
- a. Had official elections for SID Board.
 - b. Trash transition letters have gone out and are ready to transition effective 1/2/2020.
 - c. SID general tax levy has small decrease.
8. 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.

9. NEW BUSINESS:

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

The meeting adjourned at 9:50 AM.