

Tuscan Ridge Homeowners Association
Board Meeting Minutes
February 1, 2019

The meeting was held at Paradise Bakery and Café at Village Point 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: Ron Goracke & George Gauger

1. The minutes of the annual meeting held January 8, 2019 were approved.
2. Officers Elected and Motion Passed:
 - a. President – Rick King
 - b. Vice President – Mike Ancona
 - c. Secretary – Carisa Ames
 - d. Treasurer – Rick King
3. Report from SID: George reported on the highlights of the last SID meeting.
4. Common Area A&B Update: Rick continues to work with counsel as it relates to the options associated with the transfer of deed from Falcone (developer) to the TRHOA for common area Lot C (i.e. ongoing delays, stipulations, timing and other unfinished business). It was agreed that Rick would contact our attorney to see if he could attend one of our next meetings to answer our specific questions. This meeting would also help bring the new members of the board up to date on the history and map out our plans for the future best interests of our neighborhood.
5. COMMITTEE ASSIGNMENTS & REPORTS
 - a. Finance – Rick presented HOA Budget for 2019 and explained 2018 actual expenses.
 - b. Social Committee – Jodi is putting together meeting to discuss 2019 activities.
 - c. Design Review – no new projects have come before this committee for approval.
 - d. Grounds – Daryl & Mike – see below in OLD BUSINESS
 - e. Communications – committee assignment will transition to Mary who will gather any Newsletter or Communications documents from Susan. Carisa to assist with document gathering and collection of content.
 - f. Website – Mike will transition assignment to Carisa who volunteered for perform light maintenance of the site and update/upload content as necessary.
 - g. Neighborhood Watch – Ron provided an update of the Nextdoor App – letters were mailed in Dec 2018. Encourage neighborhood to use the App for neighborhood watch activity.
6. OLD BUSINESS

- a. Signage around our green space – Mike has a proposal & design proof from a sign vendor to install “Protected Area” signs around the green spaces to prevent vehicle use. The intent is to use something that is similar to what Shadow Ridge uses in their community. Will be further reviewing the type & size of sign before submitting for Board Approval.

7. NEW BUSINESS

- a. Conflict of Interest Policy - Was presented to the new Board Members for signature- Mary Barmore & Carisa Ames.
- b. Annual Meeting Affidavit of Notice Given - Notarized document was presented to Secretary, Carisa Ames for filing. Scanned file saved.
- c. Greenspace and Property Ownership - The HOA’s responsibility to maintain still remains unresolved at this time. The board is still considering a legal opinion as to how to transition Lots that have been encroached upon.
- d. 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.
- e. Tuscan Ridge HOA Annual Calendar - The DRAFT 2019 Annual calendar was presented with updates to be recorded. An updated calendar will be provided at the next meeting.

NEXT MEETING:

The next meeting will be held at Paradise Bakery and Café at Village Point on March 8th, 2019 at 8am.

The meeting adjourned at 9:30 AM.