

Tuscan Ridge Homeowners Association
Board Meeting Minutes
February 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 Susan McGough, George Gauger and Daryl Gerardy.

The minutes of the meeting held January 23, 2018 were approved.

The committee assignments were reviewed and summarized by Rick. Rick will contact Doug Strutzel to clarify his expressed interest in serving in a capacity at the annual meeting.

GOALS AND OBJECTIVES FOR THE BOARD FOR 2018:

Increase communication

Improve web site

Review and possibly revise covenants

Increase awareness of architectural review process

Implement tree plan for greenspaces

The previously adopted Vision Statement, Mission Statement and Value Statements were distributed by Rick and reviewed.

COMMON AREA UPDATE:

George reported that there has been no evidence submitted verbal or otherwise that Tom Falcone gave his approval to homeowners to encroach on the greenspaces, nor was a notice to vacate sent the homeowners that are encroaching. In the last week Falcone signed the documents to transfer title to the greenspace to the HOA. The board agreed to 1) have Rick discuss with the SID attorney and the HOA attorney the HOA's position 2) arrange for staking to determine the extent of the encroachments before accepting title, and 3) possibly not accept title until encroachments are removed. Rick sent an email expressing our position to George Ditterick who has asked for authorization to encroach.

COMMITTEE REPORTS:

Finance - Rick presented the February report and it was approved. There are 11 homeowners that have not paid the 2018 assessment. Rick will resend statements including the late fee.

Social Committee - the committee has requested a budget of \$500 for 2018, the same as 2017. The request was approved. Get togethers are planned for the spring, an August BBQ, and a Holiday gathering.

Design Review - Susan reported that the pool request by Nate Weiden was reviewed and approved.

Communications - Susan is working on a current newsletter and taking steps to increase communications from the HOA.

Neighborhood Watch - Ron reported that the present workings of the program is probably not effective resulting from inherent breakdowns in communication. He is looking at alternative was to communicate including web site's and notification systems such as Next Door and Ring.

Website - Ron will communicate with Mike Ancona to determine the status of the Website development and maintenance.

OLD/ONGOING BUSINESS:

Conflict of Interest Policy: All board members have now signed the Conflict of Interest form.

Covenant Review and Amendment: The Board's authority to act alone in the revision of the covenants ends at the end of 2019. Rick handed out the current covenants for review, and he will email the previously developed proposed covenants. The board in upcoming meetings will discuss possible revisions.

Mike has asked for a medical leave of absence. We will miss his interaction and involvement, and we all wish him well.

NEXT MEETING:

The next meeting will be on March 30th at 8AM at Paradise Bakery and Cafe.

The meeting adjourned at 9:15 AM.