

Tuscan Ridge Homeowners Association  
Board Meeting Minutes  
March 8<sup>th</sup>, 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 (not present): Ron Goracke & George Gauger

1. The minutes of the last Board meeting held February 1, 2019 were approved and the agenda approved for March 8<sup>th</sup> Board meeting proceeded accordingly.
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: Rick attended the SID Board Meeting on Feb 18<sup>th</sup> and gave a summary update on discussion topics, annexation, and tree maintenance – agenda attached.
4. Common Area A&B Update: Rick provided an update on areas that required snow removal and clarified responsibilities. The SID should plow the sidewalk by Lot C. The HOA should be responsible for the sidewalk directly in front of outlot B and the areas around the mailboxes. Homeowners should be responsible for the sidewalk next to their yard.
5. COMMITTEE ASSIGNMENTS & REPORTS
  - a. Finance – Rick presented current Financial Statement 1/1/2019 – 3/6/2019. Large charge (\$1975) for tree maintenance hit in January. Check to see that Annual Report is posted to website and/or included Annual Meeting Minutes. Rick will send out any outstanding HOA Dues statements that will include interest to those that are still not paid (+/-10). Licenses and Permits and Taxes were filed and fees paid. Motion passed to approve Finance Report as presented.
  - b. Social Committee – Jodi has a meeting scheduled for March 14<sup>th</sup> to discuss 2019 activities. Look at March 2020 for an Annual Meeting / Social Event.
  - c. Design Review – Mike wanted to clarify a protocol that was implemented 2 years – This committee is responsible for the approval of architectural plans as submitted by homeowners to the TRHOA board for approval of major landscaping and home improvement plans. Mike Ancona and Mary Barmore will chair this committee. We currently have a reciprocal agreement in place to work with the TRHOA Villas board in jurisdictional matters...the Villa's covenants are more specific than the TRHOA

covenants. Remind HOA community to submit any up & coming projects before Spring/Summer. No new projects have come before this committee for approval.

- d. Grounds – Rick provided an update on snow removal on sidewalk area by Sage / Lot C – M. Cohen has been helping with this work as a neighborly favor. Big Thanks to him! However, it is SID's obligation to perform this work and Rick will check to see that the on-going rates for snow/grounds maintenance is reasonable.
- e. Communications – Mary has been working with Susan on transfer of information for newsletter. She's gathering content, key information, etc. and goal is to get a Spring Newsletter out by May. Focus on goal of a service project – any interest in the community – ideas, activities, walks for Causes, etc.
- f. Website – Carisa has administration access to make updates to the website. Focus on new Board Member content, Contact Us (who should this go to? Multiple/Back-up email), etc. Close-out final fees (\$20/hr) & agreement w/ UNO students and transition on-going maintenance to Carisa.
- g. Neighborhood Watch – Mike reported that more people are using the NextDoor App as an effective tool to keep an eye on the neighborhood.

## 6. OLD BUSINESS

- a. Signage around our green space – Mike met with (2) sign companies and presented samples of signs for discussion. 2' square post (1' below ground / 1' above ground) seems appropriate in height. Brand w/ Tuscan Ridge logo, metal sign w/ engraved lettering "Private Reserve". Mike & Carisa will work w/ sign vendor, Metal Signs to finalize the details and formalize compensation.

## 7. NEW BUSINESS

- a. Common Area / Covenants – Rick will set up a call with attorney to discuss
- b. Board Member Reassignment – Rick would like to resign as Treasurer and motioned to request Mary to the assignment. Motion passed unanimously. Rick will transfer all Bank / Finance information to get Mary set-up with on-going HOA account management.
- c. Legal Fees – money will need to be raised to consider special assessment costs associated with encroachment issues that are unresolved in the neighborhood.
- d. Transfer of Deed / Covenants / SID Annexation – Next Board meeting will include a Conf Call w/ the attorney to discuss. Rick to confirm attorney availability at 4/23 @ 8:30am.

NEXT MEETING: Tuesday, April 23<sup>rd</sup> at 7:45am at Mary's house (1208 S HWS Cleveland Blvd).

The meeting adjourned at 10:00 AM.