

Tuscan Ridge Homeowners Association
Board Meeting Minutes
April 23rd, 2019

The meeting was held at Mary Barmore's home and was called to order at 7:51 AM.

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

Board Members absent: Daryl Gerardy

Invited Guests (present): George Gauger

Invited Guests (not present): Ron Goracke, Jodi Maciejewski

1. The minutes of the last Board meeting held March 8th, 2019 were approved and the agenda approved for April 23rd Board meeting proceeded accordingly.
2. Social Committee Update:
 - a. Carisa reported topics on behalf of Jodi. Social Committee met on 4/1 and discussed putting together the following events for 2019:
 - b. Neighborhood Events:
 - i. Summer BBQ (likely August 17 or 24...to be confirmed)
 - ii. Adult night at the Weedin pool (likely a Friday night in June...to be confirmed)
 - iii. Guys Poker night at the Maciejewski's in the fall (likely October or November...to be confirmed)
 - c. Community Involvement:
 - i. Board would like us to ensure some of the activities are tied to the Community going forward.
 - ii. Talked about doing something as a neighborhood related to the floods.
 - iii. Jodi & Carisa will look for immediate opportunities on April 28 or May 4 to help. This would be more of people's time to help cleanup or something vs donations. However, given May schedules and time to coordinate, the committee will keep an eye on continued support for the flood victims that might be needed later in the summer.
 - iv. Look to do a donation (i.e. food) later this year.
 - v. Hosting a walk for a cause to support our neighbors...Kalasek's PWF walk?
 - d. The board discussed having a neighborhood garage sale for both internal / external communities – see when would a good time of the year be...Memorial Day?
 - e. Check need for donation / outreach / pickup – COPE Christian Outreach Program of Elkhorn / Peace Church...?
3. Report from SID: Performed a street survey w/ Patrick Pierce (E&A) and marked up places for repair: cracks v. panels that are uneven. Cracks with no elevation change will be filled with tar and 20-30 panels need to be replaced. Will recheck sunken manhole(s).
 - a. Replacing street signs.

- b. Any lots that got damaged along the homeowner's curbside by snow plow is the homeowner's responsibility.
- c. Mulch around the pines on Pacific St looks like it didn't get complete.
- d. Pear tree on Blue Sage – one in the middle is dead. Check on status of removal.

4. COMMITTEE ASSIGNMENTS & REPORTS

- a. Finance – Mary ran reports for P&L Jan – March, Balance Sheet thru 3/31/2019. Bills are current. All approved.
- b. Social Committee – See notes above in Section 2.
- c. Design Review – Mike reported that although there was a design miscommunication issue on a recent porch extension with a neighbor within the Villas, the overall process of communication between the TRHOA and Villa boards and their individual approval processes that were developed two years ago is still very practical and still works for both organizations. The web site has both Architecture/landscape forms, and both are readily available for downloading and filling out for either board's approval
- d. Grounds – Daryl was unable to attend meeting; however, there was a brief discussion among the board members concerning the condition of the turf in lot B. The turf has been badly damaged by motorized commercial vehicles used in the construction of pools that were installed in the backyards of two homeowners. The turf in lot B is rough, uneven, grass is sparse, and it is overgrown with weeds. The consensus of the discussion was that the entire membership should be able to enjoy the features and benefits of Lot B for our annual picnic, and other events and usage involving the homeowners of Tuscan Ridge. Rick said that an evaluation of the condition of Lot B was in order and will discuss with Daryl and members of that committee to seek professional advice and estimated costs of improvement. The goal is to restore the area to look and feel like a park for the enjoyment of all members.
- e. Communications – Mary presented a draft of the upcoming newsletter that will be sent out to the homeowners shortly. She asked for additional input.
- f. Website – Mike reported that there was no news to report other than Carisa is doing well as our web administrator. She has successfully completed 2019 updates for the site. Carisa will continue to maintain on-going updates to the site as needed.
- g. Neighborhood Watch – nothing to report.

5. OLD BUSINESS

- a. Signage around our green space – Mike updated the board on the progress of the new signage for marking lots A-B-C as "Private Park" or "Private Reserve". The sign company that we are using ,is looking for a font that would closely resemble the same font that we are using on the website and for the entrance in lot A and monument on Lot B. Mike & Carisa will follow up with Deb at the sign company to move the project along.

6. NEW BUSINESS – none to report.

NEXT MEETING: TBD

The meeting adjourned at 10:00 AM.