

Tuscan Ridge Homeowners Association
Board Meeting Minutes
May 14th, 2019

The meeting was held at Paradise Bakery and was called to order at 8:15 AM.

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

Board Members absent: Daryl Gerardy, Mary Barmore,

Invited Guests (present):

Invited Guests (not present): Jodi Maciejewski, George Gauger

1. The minutes of the last Board meeting held April 23rd, 2019 were approved and the agenda approved for May 14th Board meeting proceeded accordingly.

2. Covenant Check:

a. Survey Lot B

i. Letters to Paradis & Jessick's were sent – and were generally in agreement

ii. Surveyor – E&A is too busy. Need to get a surveyor back out to re-stake the lot for final verification.

1. George to check w/ E&A on if a report was provided from last survey when lots were staked

2. Since the lot B complete survey has been performed 2-3 times before, to do so again is redundant, costly, not included in the budget for 2019; and therefore, not recommended. The board suggested that any of the encroachers that wanted another survey, should fund that expense themselves. They may wish to just survey their own individual lot that they own.

b. Firewood – get the south, unstacked firewood removed, firepit and remaining Cohn wood to be moved within their lot line

c. Sigerson – mulch pit removal?

d. Lot B General Maintenance – Rick to ground walk with Daryl and determine what the general maintenance scope is – weed control, mowing frequency, and short to long term redevelopment plan.

e. Undeveloped – Knutson Lot – pg 6, article 20 overgrowth of plant materials & pg 4, article 10 debris. Discussion to have Rick send letter or simply make a call to request clean up of the lot...?

3. Community

i. Summer BBQ (likely August 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)

b. 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?
 - c. 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?
 - d. Check need for donation / outreach / pickup – COPE Christian Outreach Program of Elkhorn / Peace Church...?
4. Report from SID: No new updates to report. There is a SID Board meeting on 5/30 if any HOA Board members would like to attend.

5. 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; general weed control & mowing was underway.
- e. Communications – Mary submitted Newsletter. No other updates to report.
- f. Website – No updates to report.
- g. Neighborhood Watch – Nothing to report.

6. OLD BUSINESS

- a. Signage around our green space – Mike has had discussions with and has gained approval from a TR homeowner on the type of signage and to personally cover a large portion of the cost; however, a commitment to an improvement program in the condition of lot B is necessary to proceed.

7. NEW BUSINESS

- a. Covenant Article Review with Attorney

- i. Board would like to review the covenants and correct / amend items as they are fairly dated. Focus will be on:
 1. Add 'dba' names
 2. Dues – typo clean up and increase based on appropriated costs of the neighborhood?
 3. Add Special Assessments / Legal Fees
 4. Developer v. Declarant clean up
 5. Define Single-Family occupied, residential purposes – to be more specifically define (i.e. no rentals, (Will need to bring to vote, bring up at Annual Meeting for discussion)
 6. Long term parking of commercial vehicles? (Check w/ Mark, will need to bring to vote)

NEXT MEETING: June 14th at 8am at Paradise Café & Bakery at Village Point.

The meeting adjourned at 9:15 AM.