

Tuscan Ridge Homeowners Association  
Board Meeting Minutes  
June 14<sup>th</sup>, 2019

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

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

Board Members absent: Daryl Gerardy

Invited Guests (present): Jodi Maciejewski

Invited Guests (not present): George Gauger

1. The minutes of the last Board meeting held May 14<sup>th</sup>, 2019 were approved and the agenda approved for June 14<sup>th</sup> Board meeting proceeded accordingly.
2. Committee Update: End of Summer Block Party scheduled for Saturday, 8/24 from 5pm-9pm. Hamburgers will be donated by Steve & Julie Leonard. Tables, hot dogs, condiments, plates, etc. to be provided by HOA. Residents are welcome to bring their own appetizers, side dishes, chairs, etc.
3. Volunteer Update:
  - a. Peace Church has a group coming from Lincoln to help with meals, showers, etc. The opportunity to support would be on the evening meal on Monday, July 8<sup>th</sup> at the church. Rick will reach out to the
  - b. Walk for Cause – work with the Kalasek’s to determine how they are coming along with their PWS Foundation and if they are still interested in a walk in the Fall? Jodi to reach out to open-up a dialogue.
4. Report from SID:
  - a. Maintaining the islands and determine if this gets changed to removal of the existing landscape and install more low maintenance rock.
  - b. Meeting is scheduled for July 16<sup>th</sup> to review bids for street repairs.
  - c. Timing on SID annexation. Short term? Any idea when & what will determine when our schedule for annexation will be?
5. Finance Update:
  - a. Monthly due reminders + interest have been sent for any outstanding HOA fees. Final, certified mail letter(s) will be submitted as final demand before lien(s) get filed.
  - b. May 2019 P&L Statement presented
    - i. Look closer at landscape maintenance costs – adjust water schedule and/or turn off to reduce frequency of irrigation, Daryl to call landscape company for weed control and ensure they are eliminating the dandelion & broadleaf for what HOA is paying.

- ii. Mike has expenses for end 2018 – early 2019 to clear up outstanding website maintenance personnel costs.
- 6. Design Review – report from Mike is that one resident submitted a small project for review and Mike & Mary eventually responded. HOA needs to review what info is posted to the website and ensure we have updated rosters with current contact information.
- 7. Grounds – Daryl didn't have anything new to report.
  - a. Request that Daryl walk with Landscape company to put together a short-term plan for getting Lot B to proper green space condition.
- 8. Lot B
  - a. Paradis & Jessick's are conforming to moving their rocks on their property line.
  - b. Sigerson – mulch pit removal in progress.
  - c. The wood pile on Lot B is getting reduced as of 6/9. The wood & fire pit that is left needs to be removed by Cohen from Lot.
- 9. Communications & Website
  - a. Get a Contact Info form created to distribute to the neighborhood
  - b. Website – post meeting minutes and dates on when the meetings are being scheduled and invite Tuscan Ridge neighbors to attend.
- 10. OLD BUSINESS
  - a. Covenants - per attorney, changes to covenants must be approved by the vote of the TR residents and final approval by the Developer. Set-up a vote via Proxi to website to get articles clean-up and/or clarified.
  - b. Preserve Signs - donor has been established to provide (10) signs, HOA responsible for the installation. Post signs on Lot A & C. Wait until Lot B is in better condition to post signs. Mike & Carisa to recheck final sign for approval.
- 11. NEW BUSINESS
  - a. Good neighbor reminder – keep your outdoor music at a reasonable level.

NEXT MEETING: July 26th at 8am at Paradise Café & Bakery at Village Point.

The meeting adjourned at 9:50 AM.