

Tuscan Ridge Homeowners Association
Board Meeting Minutes
July 26th, 2019

The meeting was held at Paradise Bakery 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 (present): George Gauger

Invited Guests (not present): Jodi Maciejewski

1. The minutes of the last Board meeting held June 14th, 2019 were approved and the agenda approved for July 26th Board meeting proceeded accordingly.
2. SID Update: Board meeting was held a couple weeks ago – Jackson Complete Concrete at \$53,227 was the low bid for street repairs. Work will start in September. Sidewalk on the south side of Blue Sage is also scheduled for September. The SID also voted on refinancing the bond/debts to a lower rate and it was approved. Bills are paid & up to date. Look at cement or rocks for the islands and add the next Board Mtg agenda. Removal of the dead trees are approved and work not done yet.
3. Finance Update:
 - a. Mary distributed P&L / Balance Reports for June 2019.
 - i. Mike paid \$150 to contractor to clean up Knutson lot and will be reimbursed. (Thank you, Mike & Daryl for the extra effort!!)
 - ii. \$6.85 for the certificate letter to Foster for past due notification.
 - b. Filed a Lien on Brad Foster's Lot to pay outstanding HOA dues.
 - c. Budget Review to start in November. Determine what potential costs might be born by HOA if Annexation would take place in 2020. The City / HOA would draw up an agreement on how to maintain SID areas. Take a close look at what the HOA would bear to maintain for Lot C [that the SID is handling now] and determine what costs the HOA need to add to future dues. Add to 2020 Annual Mtg topic to have members vote on this matter.
4. Design Review: Small project was submitted for 85sf garage improvement. Approved as submitted.
5. Grounds:
 - a. Knutson is selling the empty lot north of Blue Sage. And has cleared off all the debris from the lot.
 - b. Sprinkler head repairs are needed. Daryl to follow-up.
 - c. Cox Cable work along Cleveland almost complete and needs some follow-up repairs when the temps start cooling down.

- d. Continue to promote Preventative Maintenance Plan(s) for the Lot Management of landscape/trees/etc. Grounds to evaluate the scope and get bids for 2020.
6. Communication:
- a. Neighborhood Letters were distributed in late June and out of 60 only 25 responses were received. Mary working on collecting new neighbor information and compiling a new roster spreadsheet.
 - b. Website – look into the “Contact Us” to ensure there is a contact point person for responses. Ensure new neighbors are getting awareness of our Website.
 - c. Incorporate some NextDoor neighborhood information on the Website and Newsletter, and volunteers for Board members in 2020.
7. Social:
- a. Old Business: 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.
 - b. New Business: Carisa to follow-up w/ Jodi and Kona Ice to schedule mini-ice cream truck.
 - c. Check in w/ Jodi on invitations? Communication plan? Any support? Place signs throughout neighborhood? Social Committee meeting prior to?
 - d. Added Note of Thanks for those who donated food & offered games, etc. (i.e. Leonard’s/McDonald’s hamburgers & buns)
8. Volunteer Update:
- a. Old Business: 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.
9. 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. Private Reserve 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.
 - i. Private Reserve (Tuscan Ridge HOA) and see if anyone can install in the neighborhood or on NextDoor app.
10. NEW BUSINESS
- a. Garage Sale – determine if the neighborhood has interest in putting something together yet this Fall 2019. Request interest at the Annual Mtg.

NEXT MEETING: TBD

The meeting adjourned at 9:35 AM.