

Tuscan Ridge Homeowners Association
Board Meeting Minutes
September 12, 2017

The meeting was held at Paradise Bakery and Café at Village Point, and was called to order at 8:15 AM. Those in attendance included Susan McGough, Rick King, Ron Goracke and Mike Ancona and George Gauger.

The minutes of the meeting held July 11, 2017 were approved.

COMMITTEE REPORTS:

Finance - Rick reported that all bills are current and all dues are collected. Cash balance is \$14,512. Report approved.

Social Committee - Susan has had ongoing discussions with the social committee as they continue to plan events.

Design Review - No formal requests for approval have been received.

OLD/ONGOING BUSINESS:

SID Report: Susan reported the SID continues to make and plan for improvements including the frontage entry landscaping and water to the main. George will inquire as to the health and status of the locust trees on HWS.

Web Site Review: Mike and Kevin Ames have been working on the contents of the web site. The board suggested that we consider hiring a professional web site developer who can help us with the design and ongoing maintenance.

Architectural/Landscape Review Form: Susan is working on the development of a standardized form that can be used by residents to request changes to get advance approval of projects.

NEW BUSINESS:

Present Tree Issues: Mike briefed the board on the information shared with the Villas residents including the grading of trees. It is the homeowner's individual responsibility to deal with the trees on their property. Susan will include the information in the upcoming newsletter.

Gerardy Vacant Lot: The pasture appearance of the lot and lack of sidewalk continues to be an issue with residents. Susan emailed them expressing concern in the hope that they will voluntarily improve the lot and add a sidewalk. The covenants are unclear as to how the lot is to be maintained and if a sidewalk is required for the "unimproved lot". The board will consider attorneys to review the issue and possibly revise, clean up or clarify the current covenants.

Front Entry Improvements: The SID continues to make improvements. The SID will install a locked cage to hide and protect copper piping for sprinkler system.

Strategic Plan and Goals: The board will continue to develop, refine and meet the plan and goals for the remainder of 2017 and on into 2018.

Election Preparation/Annual Meeting: Plans are underway, and the board will serve as the nominating committee. The meeting will be held the second Tuesday of January which is January 9. Location TBD.

Fall Newsletter: In process by Susan to include commercial zone update, ash trees, improvement summary and neighborhood watch program.

NEXT MEETING:

The next meeting will be held Paradise Bakery and Café at Village Point at 8:10AM on November 14.

The meeting adjourned at 9:45 AM.