

Tuscan Ridge Homeowners Association
Board Meeting Minutes
August 24, 2018

The meeting was held at Paradise Bakery and Café at Village Point, and it was called to order at 8:10 AM. Those in attendance included Rick King, Ron Goracke, Mike Ancona Jodi Maclejewski (representing the social committee) and George Gauger (representing the SID).

The minutes of the meeting held June 29, 2018 were approved subject to one suggested modification which Ron will revise.

SID REPORT: George reported that the storm downed trees have been removed and the sinkhole in greenspace C will be fixed. George briefed the board on greenspace C issues and the HOA maintenance to be dealt with upon annexation which, based on the city's standard policies in past year's history and the debt the city is willing to assume, may not happen for another 10 to 12 years. George will propose to the SID board that they approve the replacement of the trees in greenspace C rather than at the cost of the HOA.

GROUNDS/GREENSPACE UPDATE:

The playset has been removed from greenspace B. Rick will ask Brian Doyle, the attorney for Falcone, if a letter was sent out on behalf of Falcone demanding removal and ask if we could get a copy of that letter.

COMMITTEE REPORTS:

Finance – Rick presented the August report, and it was approved. The bank checking account balance is \$8,913 plus \$10,000 in the CD's.

Social Committee – Jodi reported that the committee is planning an event for the fall rather than in the heat of August. The committee expects that cooler weather will draw better attendance.

Design Review – No known new requests have been received.

Grounds – Rick reported that Susan will prepare a checklist of contractors and the services they provide. Consideration is in process for next year's lawn contractor and RFP's.

Communications – Susan will be asked to prepare a September newsletter to include: request for board nominees, volunteer for a website administrator, a reminder as to when an architectural review is required and how to submit an appropriate request for approval.

Neighborhood Watch – The board approved the letter and instructions to set up the Next Door App to go out by regular mail and also by email to the neighbors. In addition, Ron's office will provide step by step instructions to those who are not presently on the app, and his staff will offer one on one assistance to anyone needing help. The mailings will go out the week of August 27.

Website – Mike asked the board to review the website and make suggestions (www.tuscanridgehoa.com). It is 80% complete. Documents and historical data are still being compiled. Regular maintenance will be required. We will attempt to find a volunteer from the neighborhood. The site will eventually include a link for neighbors to log on to access more sensitive data such as neighbor contact information and HOA documents.

OLD/ONGOING BUSINESS:

Board Nominees – We will be looking for nominees to the board over the next couple months to fill up to two vacancies.

NEXT MEETING:

The next meeting will be on September 28, 2018 at 8AM at Paradise Bakery and Cafe.

The meeting adjourned at 9:45 AM.