

Tuscan Ridge Homeowners Association
Board Meeting Minutes
June 29, 2018

The meeting was held at Paradise Bakery and Café at Village Point, and was called to order at 8:00 AM. Those in attendance included Rick King, Ron Goracke, Susan McGough, Daryl Gerardy, Mike Ancona and George Gauger.

The minutes of the meeting held June 1, 2018 were approved.

SID REPORT: George reported that issues to be dealt with in the future include the responsibility to maintain the island on Blue Sage and the effect upon the HOA at the time of the City's annexation.

GROUNDS/GREENSPACE UPDATE:

George requested a health assessment of the greenspace trees by E&A. Our board will coordinate our assessment with that of the Villas board. Daryl and Susan will coordinate the turn on of the water and sprinklers in area A. As discussed in the attachment to these minutes, Mike provided an update on the previously approved plan to plant 5 new trees in Greenspace C.

COMMITTEE REPORTS:

Finance – Rick presented the June report and it was approved. All 2018 fees have been paid. The bank checking account balance is \$14,030. \$10,000 has been moved to two CD's

Social Committee –Recent gathering was a success and attendance was good considering the time of the year and vacation schedules.

Design Review – Susan reported that the previously approved Martin pool looks nice.

Communications – Susan stated that there was nothing of significance to report this month.

Neighborhood Watch – Ron reported that a mailing is soon to go out to all homeowners explaining the new format for the Neighborhood Watch Program including the Next Door App. Ron's office will provide step by step instructions to those who are not presently on the app. The mailings will go out later in July and will be coordinated with Susan for a summary in the next newsletter.

Website – Mike met with Karen ant UNO and they will assemble a team to assess our website and make recommendations and list challenges and opportunities and ways to make it more functional and interactive. The will develop a proposed and suggested outline. The first draft will be completed next week with the final in August. Mike will send out a list to the board members of areas/links to be included in the website for volunteers on which we individually have the ability and knowledge to draft.

OLD/ONGOING BUSINESS:

Covenant Review and Amendment: Our new attorney, Mark Dickhute, reviewed our current covenants. He suggested that any clean up and clarifications be done by amendments. It is Falcone's legal counsel's responsibility to deal with the encroachers. The HOA will not take title until the encroachments are resolved. Mark is now the registered agent of the HOA. Mark will clarify our powers to levy and assess fees. He will offer suggestions for amendments to covenants

as well as options and possibilities at time of annexation by the city. He will offer opinion and assistance to the board on the encroachments at the appropriate time.

NEXT MEETING:

The next meeting will be on August 24, 2018 at 8AM at Paradise Bakery and Cafe.

The meeting adjourned at 9:15 AM.