

TUSCAN RIDGE HOA ANNUAL MEETING

JANUARY 12, 2021

AGENDA

Welcome / Call to Order

Board Member Introductions

TR HOA Mission / Vision / Value

Website Overview

2020 Accomplishments

2020 City Annexation Transition & Responsibilities

2020 Expenses / 2021 Budget

Nominations for Board Members / Vote

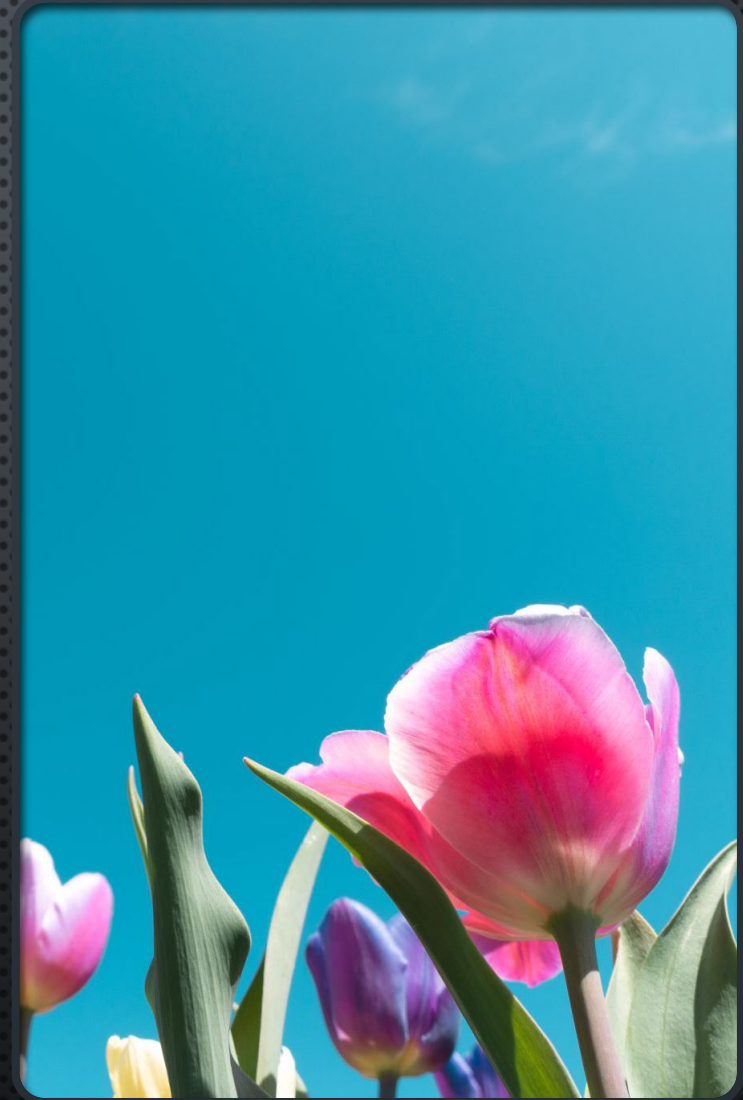
Q&A

VISION STATEMENT:

TUSCAN RIDGE HOMEOWNER'S ASSOCIATION ENVISIONS OUR NEIGHBORHOOD AS ONE THAT ALL MEMBERS ARE PROUD TO CALL HOME.

LIVING IN TUSCAN RIDGE MEANS WELL-MAINTAINED HOMES, ATTRACTIVE LANDSCAPING, PLEASANT COMMON AREAS, SAFE WALKABLE STREETS, AND CARING NEIGHBORS.

NEIGHBORS COOPERATE WITH EACH OTHER IN A RESPECTFUL MANNER TO UPHOLD THE COVENANTS, GROW THE VALUE OF OUR PROPERTIES, AND CARE FOR OUR FAMILIES, FRIENDS, AND COMMUNITY.





MISSION STATEMENT:

TUSCAN RIDGE HOMEOWNER'S ASSOCIATION PRESERVES AND ENHANCES OUR SUBDIVISION BY MAINTAINING THE GREEN SPACES, BY UPHOLDING OUR COVENANTS, BY-LAWS, DEED RESTRICTIONS, AND POLICIES, AND BY PROMOTING A SAFE, FRIENDLY, AND ENJOYABLE PLACE TO LIVE FOR EACH RESIDENT.

THE BOARD SERVES HOMEOWNERS BY TAKING A FAIR, ETHICAL, AND OBJECTIVE APPROACH IN REPRESENTING THEIR INTERESTS AND ENFORCES THE ASSOCIATION'S BY-LAWS AND COVENANTS, WHILE PROVIDING ETHICAL AND FISCALLY RESPONSIBLE SOLUTIONS IN ORDER TO ACHIEVE OUR VISION.

VALUE STATEMENT:

TUSCAN RIDGE RESIDENTS VALUE FRIENDLINESS,
RESPONSIBILITY, COOPERATION, AND CLEANLINESS.

THE BOARD PROCEEDS WITH FAIRNESS, INTEGRITY,
RESPECT, AND APPROACHABILITY.

WEBSITE OVERVIEW

[TUSCANRIDGEHOA.COM](https://tuscanridgehoa.com)

2020 ACCOMPLISHMENTS

- ANNEXATION TRANSITION
- HOA OWNERSHIP OF OUTLOTS A-B-C
- WELCOMING NEW NEIGHBORS TO TUSCAN RIDGE
- NUMEROUS ARCHITECTURAL REVIEW PROJECTS THROUGHOUT THE NEIGHBORHOOD
- SPRINKLER SYSTEM UPDATE / IMPROVEMENTS ALONG PACIFIC ST
- SOCIALLY DISTANT & DELICIOUS FOOD TRUCKS

CITY ANNEXATION FOR TUSCAN RIDGE

SID ACTIVITIES PRIOR TO ANNEXATION:

1. REDUCTION OF THE SID TAX FROM .95 CENTS TO .88 CENTS PER \$100 OF EVALUATION
2. ALL SIDEWALKS REQUIRED BY THE CITY WERE COMPLETED WITHIN THE SID ALONG WITH NEW TREES AND LANDSCAPING. (SOUTH H.W.S. CLEVELAND, BLUE SAGE PKWY, PACIFIC STREET, 198TH ST)
3. PACIFIC STREET SPRINKLER SYSTEM REPAIRED AND UPDATED
4. STREET REPAIRS ON 198TH ST AND BLUE SAGE PKWY
5. CURB REPAIRS AS REQUIRED IN SEVERAL LOCATIONS
6. INSTALLED ONE NEW STREETLIGHT ON 200TH STREET
7. EXTEND TRASH COLLECTION BY PREMIER TO THE END OF THE YEAR BEYOND THE AUGUST 1ST ANNEXATION. THE SID BOARD BROUGHT THIS ACTION TO THE CITY COUNCIL FOR APPROVAL AND IT WAS APPROVED.
8. FINALIZATION OF THE TRANSFER OF OUTLOTS A, B & C TO THE TUSCAN RIDGE HOA. DEEDS HAVE BEEN REGISTERED WITH DOUGLAS COUNTY.

CITY ANNEXATION FOR TUSCAN RIDGE

- CITY RESPONSIBILITIES
 - TRASH/RECYCLING SERVICE
 - STREET MAINTENANCE
 - UTILITY INFRASTRUCTURE
- HOA RESPONSIBILITIES (AS PART OF OUR COMMON LOTS)
 - GRASS & TREE MAINTENANCE
 - SPRINKLER SYSTEM MAINTENANCE
 - SIDEWALK SNOW REMOVAL

PLEASE CONTACT [MAYOR'S HOTLINE](#) TO REPORT ANY ISSUES.

2021 GOALS

- CLOSE MONITORING OF EXPENSES FOR HOA RESPONSIBILITIES & POSSIBLE SPECIAL ASSESSMENTS
- ON-GOING SOCIAL COMMITTEE ACTIVITIES AND WELCOMING OF OUR NEW NEIGHBORS & FAMILIES
- CONTINUED COMMUNICATION DEVELOPMENT – WEBSITE, NEWSLETTERS, ETC.
- ADDED SUGGESTIONS FROM OUR MEMBERS?

	<u>Jan - Dec 20</u>
Ordinary Income/Expense	
Income	
Annual Dues	18,700.00
Late Fees	0.27
Total Income	<u>18,700.27</u>
Gross Profit	18,700.27
Expense	
Insurance Expense	966.00
Interest Expense	-22.25
Legal Fees	337.40
Meals and Entertainment	
Annual Meeting Expenses	<u>393.13</u>
Total Meals and Entertainment	393.13
Miscellaneous Expense	144.37
Office Supplies	71.00
Property Tax	7.02
Repairs and Maintenance	
Grounds Maintenance	9,108.29
Improvements/Tree Maintenance	<u>6,347.00</u>
Total Repairs and Maintenance	15,455.29
Utilities	<u>4,091.76</u>
Total Expense	<u>21,443.72</u>
Net Ordinary Income	-2,743.45
Other Income/Expense	
Other Income	
Interest Income	<u>66.38</u>
Total Other Income	<u>66.38</u>
Net Other Income	<u>66.38</u>
Net Income	<u><u>-2,677.07</u></u>

FINANCIAL REPORT

2020 EXPENSES

Tuscan Ridge HOA Budget for 2021

Expenses	2020 Budget	2020 Actual	2021 Budget
Website Maintenance Expense	100	0	40
Insurance Expense	1000	966.00	1000
Legal Fees	1000	337.40	270
Meetings/Meals/Entertainment Expense	700	393.13	500
Miscellaneous/Office Expense	200	193.12	200
Grounds Maintenance/Repair	9700	9108.29	13000
Bagworm Treatment/Tree Maintenance	3100	6347.00	1300
Electricity (OPPD)	400	437.91	450
Water for Outlots (MUD)	2500	3653.85	3800
Property Tax Assessment for 3 Outlots		7.02	10
Total Expenses	18700	21443.72	20570
Total Dues Income for 2021 Dues per lot:\$302.50 X 68 lots	\$20570.00		
WGB Checking Balance as of 12/31/20	\$4924.41		

FINANCIAL REPORT

2021 BUDGET

TUSCAN RIDGE HOMEOWNERS ASSOCIATION BOARD

NAME	TERM EXPIRATION	CONTACT EMAIL	CONTACT PHONE
George Gauger, President	January, 2024	georgegauger@gmail.com	402-934-5051
Dennis Kalasek, Vice President	January, 2024	dpkala53@gmail.com	402-208-8161
Carisa Ames, Secretary	January, 2022	carisasb@hotmail.com	858-900-7481
Mary Barmore, Treasurer	January, 2022	maribarm@gmail.com	308-746-2426

HOA BOARD MEMBERS 2021

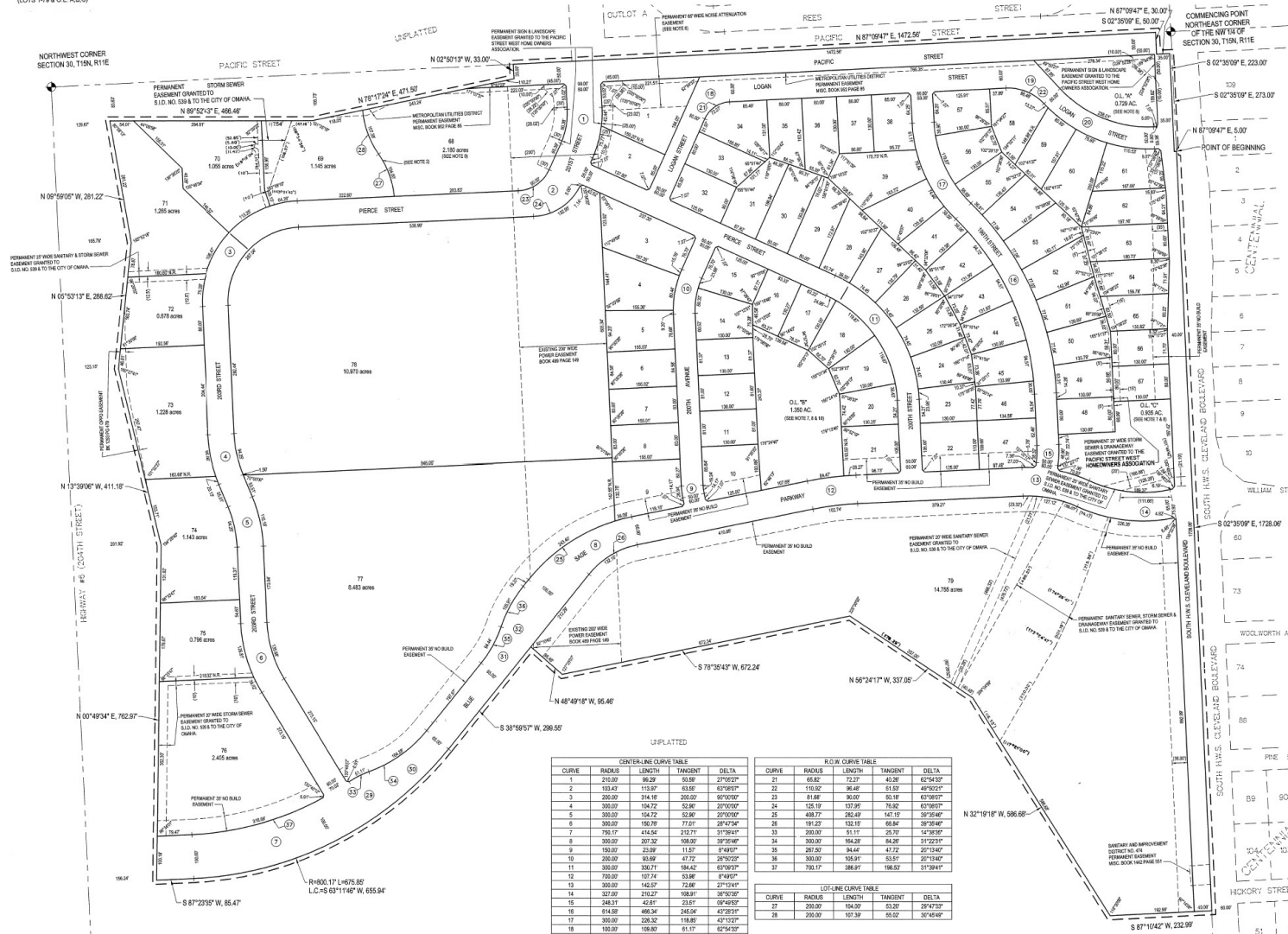


Appreciation
is a wonderful thing.

It makes what is excellent in others
belong to us as well.

- Voltaire

PACIFIC STREET WEST
(LOTS 1-79 & O.L.A.B.C.)



CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	210.00	66.29	53.69	27°02'27"
2	193.42	113.97	63.69	67°02'51"
3	200.00	314.16	200.00	90°00'00"
4	300.00	124.72	52.90	27°02'56"
5	300.00	154.72	52.90	27°02'56"
6	300.00	180.79	77.01	27°02'56"
7	791.17	414.54	212.71	31°18'41"
8	300.00	207.32	108.93	34°25'48"
9	193.00	23.09	11.57	37°49'01"
10	200.00	90.69	47.72	26°52'52"
11	300.00	330.71	184.42	67°02'53"
12	700.00	107.74	53.68	17°49'01"
13	300.00	142.57	72.69	27°12'41"
14	327.00	210.27	108.91	36°02'58"
15	246.17	424.81	232.67	34°48'50"
16	614.68	408.34	245.04	47°28'21"
17	300.00	226.32	118.69	47°12'21"
18	100.00	109.00	61.17	67°42'52"

R.O.V. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
21	65.82	72.27	42.28	67°54'00"
22	110.02	96.40	51.59	49°02'21"
23	81.68	90.00	50.19	67°08'57"
24	125.17	132.99	76.82	67°08'57"
25	408.77	262.49	147.15	30°25'48"
26	191.27	132.19	68.84	30°25'48"
27	200.00	91.17	25.57	17°30'50"
28	300.00	164.28	84.26	31°22'21"
29	281.20	84.64	47.72	20°13'40"
30	300.00	108.91	53.67	20°13'40"
31	700.17	386.91	196.57	31°58'41"

LOT-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
27	200.00	164.28	84.26	20°47'57"
28	200.00	107.30	50.02	30°48'00"

COMMENCING POINT
NORTH EAST CORNER
OF THE WEST 1/2
OF SECTION 30, T19N, R11E

POINT OF BEGINNING

SOUTH 1/2 S. CLEVELAND BOULEVARD

SOUTH 1/2 S. CLEVELAND BOULEVARD

SOUTH 1/2 S. CLEVELAND BOULEVARD

HOCKEY STREET

Q&A