

TUSCAN RIDGE HOA ANNUAL MEETING

JANUARY 11, 2022

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
Renaec Cohn, Member at Large	January, 2024	renaecohn@gmail.com	402-597-7765

HOA BOARD MEMBER INTRODUCTION

AGENDA

Welcome / Call to Order

Board Member Introductions

TR HOA Mission / Vision / Value

Website Overview

2021 Accomplishments

City Annexation Transition & Responsibilities

2021 Expenses / 2022 Budget

Nominations for Board Members / Secretary & Treasurer

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)

2021 ACCOMPLISHMENTS

- SUCCESSFUL TRANSITION FROM SID INTERACTION TO CITY ANNEXATION
- HOA MANAGES ALL ASPECTS OF INDEPENDENCE FROM THE SID
- HOA OPERATES WITHIN PROJECTED BUDGET
- WELCOMED NEW NEIGHBORS / HOMEOWNERS TO TUSCAN RIDGE
- APPROVED / REVIEWED ARCHITECTURAL PROJECTS
- NEIGHBORHOOD FOOD TRUCKS

RESPONSIBILITIES

CITY:

- TRASH COLLECTION AND RECYCLING
- STREET AND SEWER MAINTENANCE

HOA – COMMON AREA MAINTENANCE (AREA A , B & C):

- A: PACIFIC ST BETWEEN SHWS CLEVELAND AND 201ST ST
- B: AREA NORTH OF BLUE SAGE PKWY BETWEEN S 199TH ST AND S 200TH ST
- C: AREA AT CORNER OF SHWS CLEVELAND AND BLUE SAGE PKWY

PRIMARY HOA RESPONSIBILITIES

- GRASS MOWING / MAINTENANCE
- TREE MAINTENANCE
- SPRINKLER SYSTEM OPERATION / MAINTENANCE (AREA A)
- SIDEWALK SNOW REMOVAL
- ENTRY SIGN MAINTENANCE

	Jan - Dec 21	Budget	% of Budget
Ordinary Income/Expense			
Income			
Annual Dues	20,570.00	20,570.00	100.0%
Total Income	20,570.00	20,570.00	100.0%
Gross Profit	20,570.00	20,570.00	100.0%
Expense			
Computer and Internet Expenses	0.00	40.00	0.0%
Insurance Expense	971.00	1,000.00	97.1%
Legal Fees	0.00	270.00	0.0%
Meals and Entertainment	0.00	500.00	0.0%
Miscellaneous/Office Expense	252.29	200.00	126.1%
Property Tax	3.04	10.00	30.4%
Repairs and Maintenance			
Grounds Maintenance	15,902.52	13,000.00	122.3%
Improvements/Tree Maintenance	2,553.00	1,300.00	196.4%
Total Repairs and Maintenance	18,455.52	14,300.00	129.1%
Utilities			
M.U.D.	3,657.35		
OPPD	442.84		
Utilities - Other	0.00	4,250.00	0.0%
Total Utilities	4,100.19	4,250.00	96.5%
Total Expense	23,782.04	20,570.00	115.6%
Net Ordinary Income	-3,212.04	0.00	100.0%
Net Income	-3,212.04	0.00	100.0%

FINANCIAL REPORT

2021 EXPENSES

FINANCIAL REPORT

2022 BUDGET

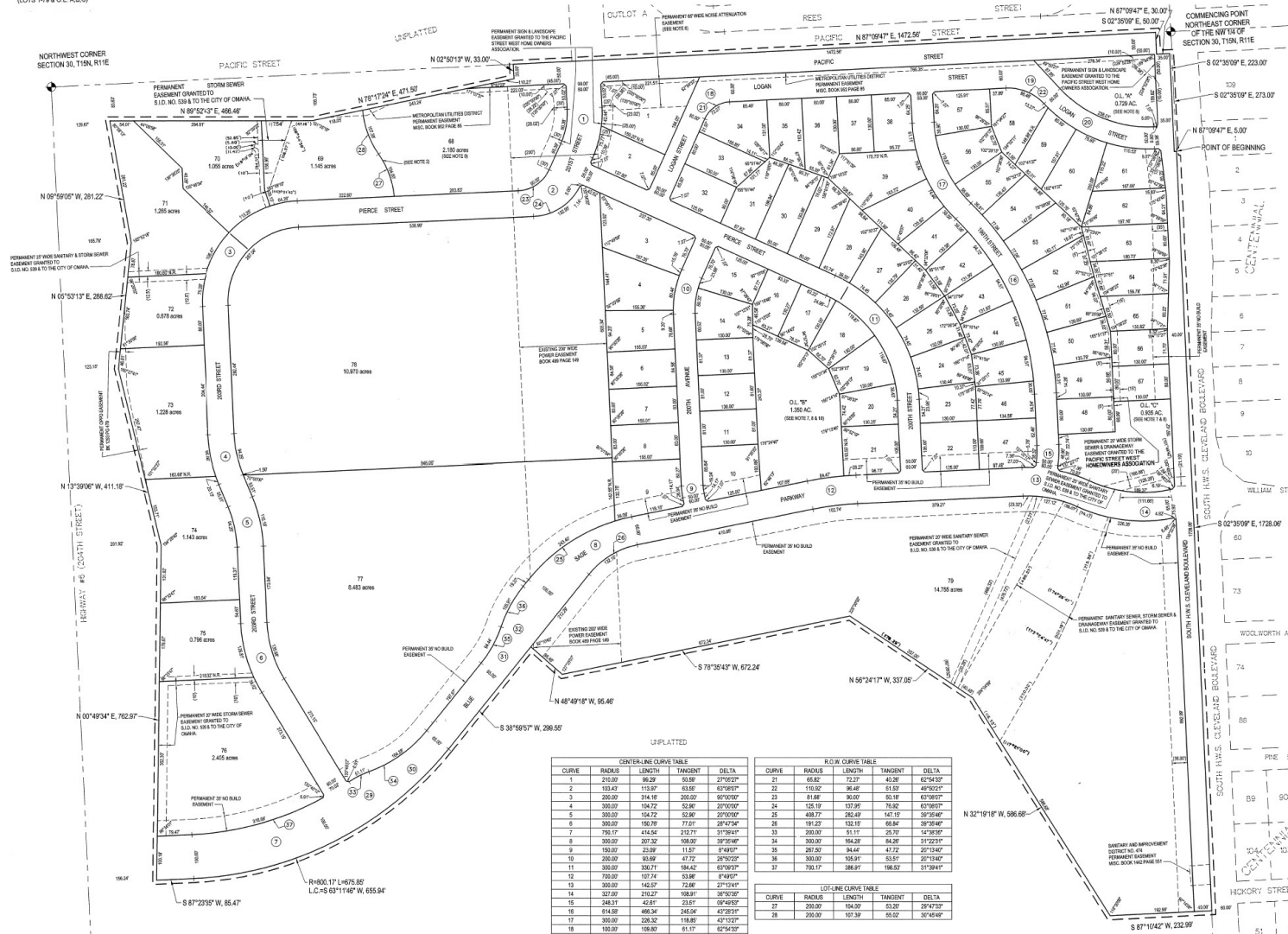
Expenses	2021 Budget	2021 Actual as of 12/31/21	2022 Budget
Website Maintenance Expense	\$40.00	\$0.00	\$40.00
Insurance Expense	\$1000.00	\$971.00	\$1000.00
Legal Fees	\$270.00	\$0.00	\$200.00
Meetings/Meals/Entertainment Expense	\$500.00	\$0.00	\$550.00
Miscellaneous/Office Expense	\$200.00	\$252.29	\$200.00
Grounds Maintenance/Repair	\$13000.00	\$15902.52	\$14500.00
Bagworm Treatment/Tree Maintenance	\$1300.00	\$2553.00	\$1600.00
Electricity (OPPD)	\$450.00	\$442.84	\$450.00
Water for Outlots (MUD)	\$3800.00	\$3657.35	\$4077.00
Property Tax Assessment for 3 Outlots	\$10.00	\$3.04	\$10.00
Total Expenses	\$20570.00	\$23782.04	\$22627.00
Total Dues Income for 2022 Dues per lot:\$332.75 X 68 lots	\$22627.00		
Equitable Checking Balance as of 12/31/2021	12709.35		

2022 GOALS & BUSINESS OBJECTIVES

- BOARD MEMBER NOMINATIONS:
 - TREASURER
 - SECRETARY
- 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?

Q&A

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°02'21"
2	193.42	113.97	63.69	67°02'11"
3	200.00	314.16	200.00	90°00'00"
4	300.00	124.72	52.90	27°02'21"
5	300.00	154.72	52.90	27°02'21"
6	300.00	180.79	77.01	27°02'21"
7	795.17	434.54	232.71	31°18'41"
8	300.00	207.32	108.93	38°25'48"
9	193.00	23.09	11.57	8°49'01"
10	200.00	90.69	47.72	28°02'21"
11	300.00	330.71	184.42	67°02'21"
12	700.00	107.74	53.68	8°49'01"
13	300.00	142.57	72.69	27°12'41"
14	327.00	210.27	108.91	38°02'58"
15	246.17	424.81	232.67	38°48'58"
16	614.68	408.34	245.04	47°02'21"
17	300.00	226.32	118.69	47°12'21"
18	100.00	109.00	61.17	67°02'21"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
21	65.82	72.27	42.28	67°04'00"
22	110.02	96.40	51.59	49°02'21"
23	81.68	90.00	50.59	67°08'57"
24	125.17	132.99	76.82	67°08'57"
25	408.77	262.49	147.15	38°25'48"
26	193.27	132.19	68.84	38°25'48"
27	200.00	91.17	25.57	14°38'00"
28	300.00	164.28	84.26	31°22'21"
29	281.20	84.64	47.72	28°13'40"
30	300.00	108.91	53.67	28°13'40"
31	700.17	386.91	186.57	31°18'41"

LOT-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
27	200.00	164.28	84.26	28°47'57"
28	200.00	107.30	50.02	38°48'00"

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

POINT OF BEGINNING

SOUTH 1/2 S. CLEVELAND BOULEVARD

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SOUTH 1/2 S. CLEVELAND BOULEVARD

HOCKEY STREET