

Tuscan Ridge HOA Annual Meeting

January 30, 2024

SID 539, Pacific Street West

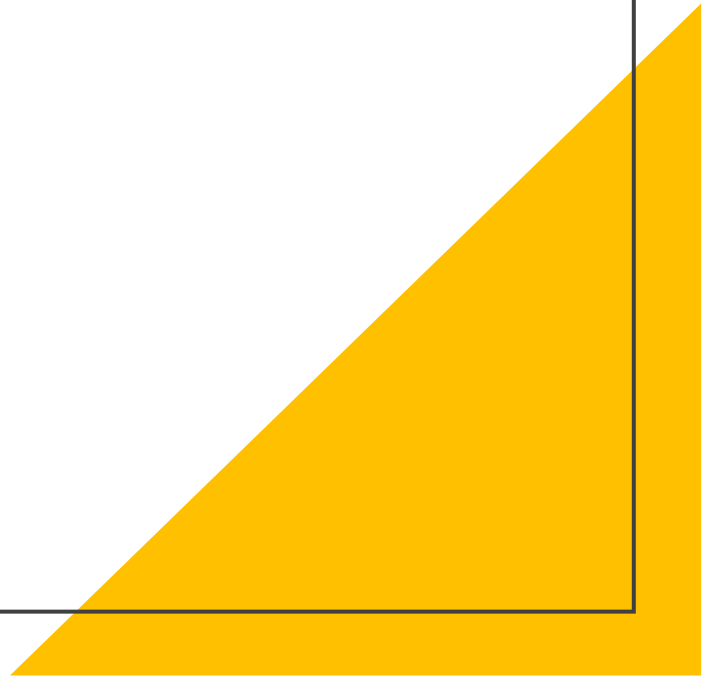
TR HOA Incorporation

Annexation by City of Omaha

November 2, 2006

September 17, 2014

August 1, 2020



HOA BOARD MEMBER INTRODUCTION

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, 2024	carisasb@hotmail.com	858-900-7481
Kevin Ames, Interim Treasurer	January, 2024	k.ames333@yahoo.com	760-715-9778
Renaecohn, Member at Large	January, 2024	renaecohn@gmail.com	402-598-7765

AGENDA

Welcome / Call to Order / Board Member Introductions

TR HOA Mission / Vision / Value

Website Overview

2023 Accomplishments & Responsibilities

2023 Expenses / 2024 Budget

2024 Goals & Business Objectives

Election of New Officers, Presentation, Vote

Q&A / Open Discussion



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

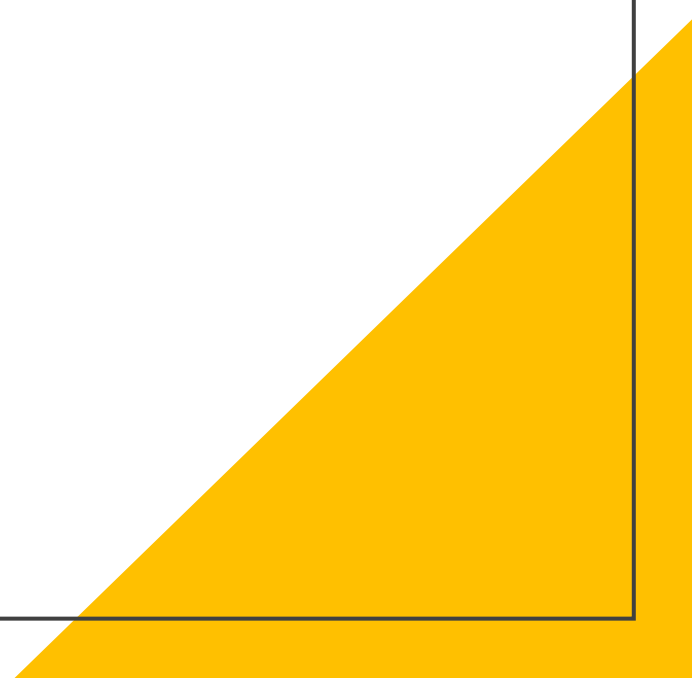
tuscanridgehoa.com



2023 Accomplishments

- HOA operates within budget
 - Welcome new homeowners to Tuscan Ridge
 - Approved / Reviewed architectural projects
 - Replaced sprinkler system stop valve at meter, two line repairs (due to damage by cable installation)
 - Tree maintenance project – Area B
 - Miscellaneous common area maintenance – Areas A, B, C – 3.01 acres
 - Outreach to homeowners to join HOA Board with (3) responses
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Responsibilities

- Collect Annual Dues / Pay Bills / Records Management / Financial Management
 - Common Area Maintenance (Areas A, B, & C) – 3.01 acres
 - Grass Mowing
 - Tree Maintenance
 - Sprinkler System Operation / Maintenance (Area A)
 - Sidewalk Snow Removal
 - Entry Sign Maintenance
 - HOA is Non-Profit Org / File Federal & State Tax Returns
 - Insurance Policy for HOA
 - Website Maintenance
 - Architectural Review
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2023 Balance Sheet

Financial Report

Tuscan Ridge Homeowners Association Balance Sheet

As of December 31, 2023

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Equitable Business Checking	10,476.98
Total Checking/Savings	10,476.98
Accounts Receivable	
Accounts Receivable	-6,432.00
Total Accounts Receivable	-6,432.00
Other Current Assets	
Edward Jones CD	
Edward Jones Cash Account	11.69
Edward Jones CD - Other	-11.69
Total Edward Jones CD	0.00
Total Other Current Assets	0.00
Total Current Assets	4,044.98
TOTAL ASSETS	4,044.98
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	155.43
Total Accounts Payable	155.43
Total Current Liabilities	155.43
Total Liabilities	155.43
Equity	
Retained Earnings	3,531.33
Net Income	358.22
Total Equity	3,889.55
TOTAL LIABILITIES & EQUITY	4,044.98

2023 Profit & Loss | Budget v. Actual

Financial Report

	Jan - Dec 23	Budget	% of Budget
Ordinary Income/Expense			
Income			
Annual Dues	24,888.00	24,888.00	100.0%
Late Fees	14.00	0.00	100.0%
Total Income	<u>24,902.00</u>	<u>24,888.00</u>	<u>100.1%</u>
Gross Profit	24,902.00	24,888.00	100.1%
Expense			
Business Licenses and Permits	28.00	30.00	93.3%
Computer and Internet Expenses	160.00	120.00	133.3%
Insurance Expense	1,965.00	1,000.00	196.5%
Legal Fees	1,000.00	560.00	178.6%
Meals and Entertainment	233.72	550.00	42.5%
Miscellaneous/Office Expense	87.02	170.00	51.2%
Property Tax	13.26	8.00	165.8%
Repairs and Maintenance			
Grounds Maintenance	14,634.52	15,000.00	97.6%
Improvements/Tree Maintenance	2,450.00	3,000.00	81.7%
Total Repairs and Maintenance	<u>14,391.42</u>	<u>18,000.00</u>	<u>80.0%</u>
Utilities			
M.U.D.	6,086.57	4,000.00	152.2%
OPPD	449.72	450.00	99.9%
Total Utilities	<u>6,536.29</u>	<u>4,450.00</u>	<u>146.9%</u>
Total Expense	<u>24,543.78</u>	<u>24,888.00</u>	<u>98.6%</u>
Net Ordinary Income	<u>358.22</u>	<u>0.00</u>	<u>100.0%</u>
Net Income	<u><u>358.22</u></u>	<u><u>0.00</u></u>	<u><u>100.0%</u></u>

2024 Budget

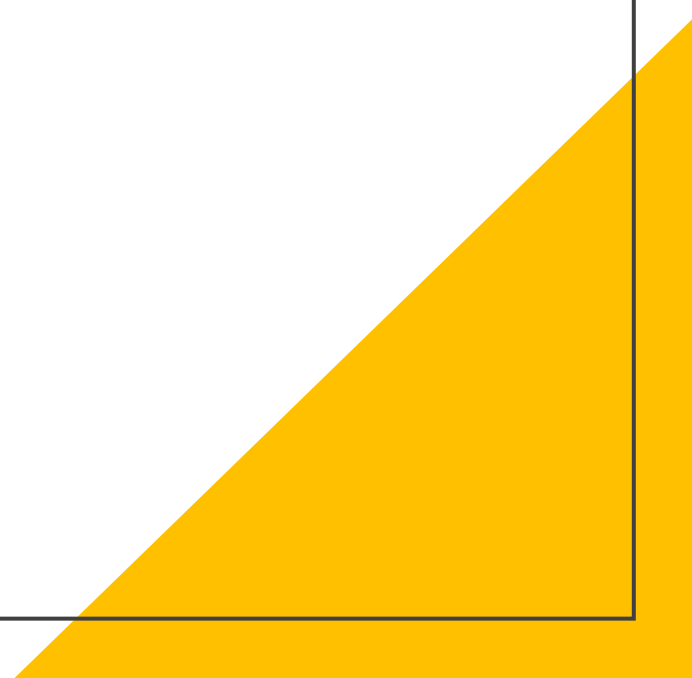
Financial Report

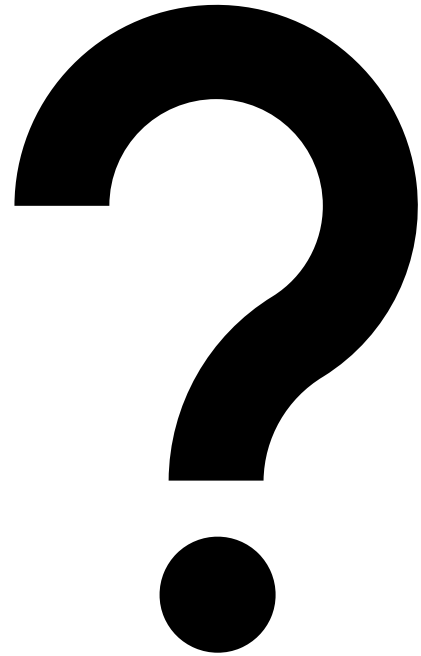
	<u>Jan - Dec 24</u>
Ordinary Income/Expense	
Income	
Annual Dues	27,336.00
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Total Income	27,336.00
	<hr/>
Gross Profit	27,336.00
Expense	
Business Licenses and Permits	30.00
Computer and Internet Expenses	140.00
Insurance Expense	1,000.00
Legal Fees	500.00
Meals and Entertainment	
Annual Meeting Expenses	550.00
	<hr/>
Total Meals and Entertainment	550.00
Miscellaneous/Office Expense	175.00
Office Supplies	33.00
Property Tax	8.00
Repairs and Maintenance	
Grounds Maintenance	15,000.00
Improvements/Tree Maintenance	2,750.00
Snow Removal	2,250.00
	<hr/>
Total Repairs and Maintenance	20,000.00
Utilities	
M.U.D.	4,450.00
OPPD	450.00
	<hr/>
Total Utilities	4,900.00
	<hr/>
Total Expense	27,336.00
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Net Ordinary Income	0.00
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Net Income	<u>0.00</u>

2024 Goals & Business Objectives

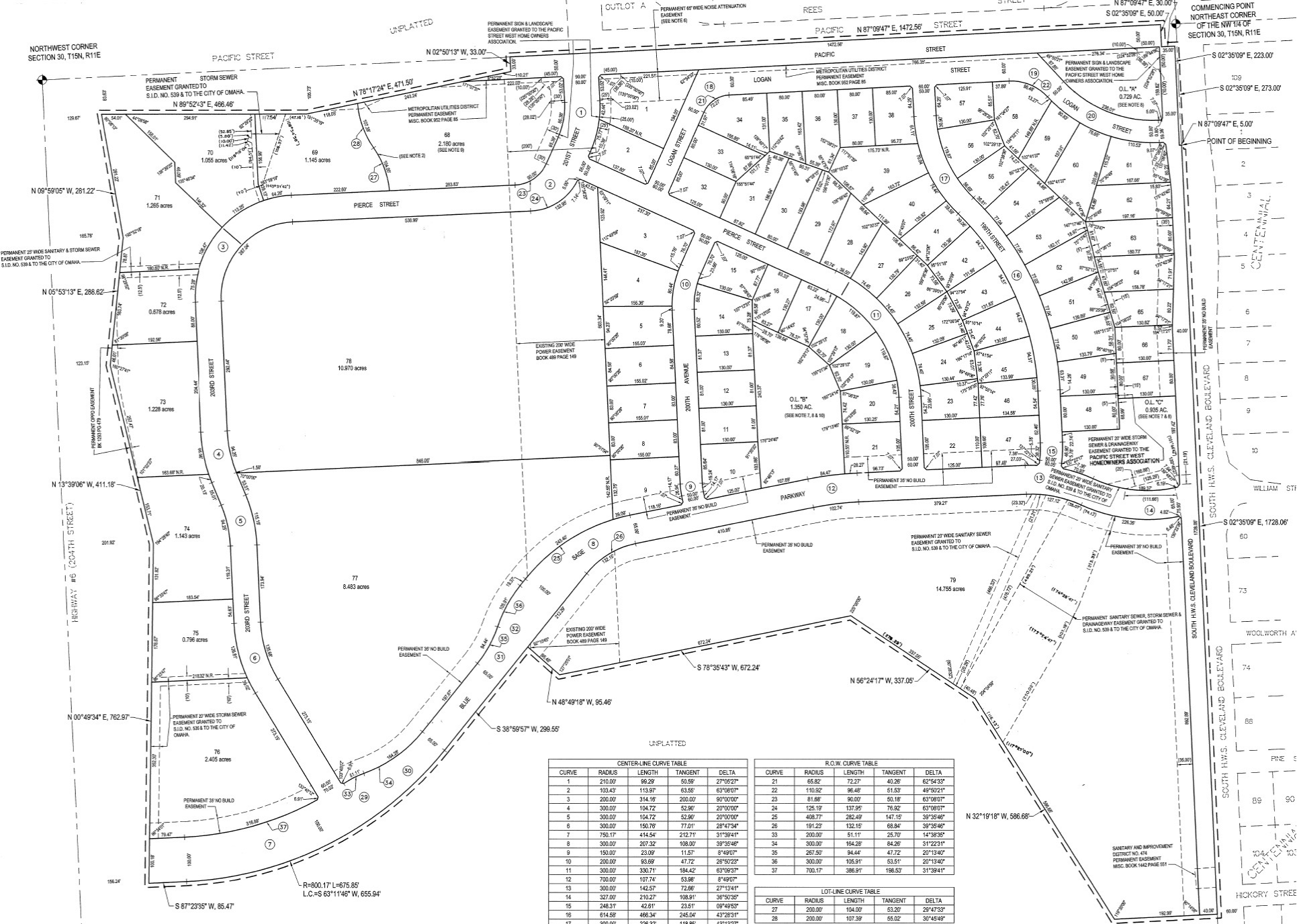
- NEW BOARD MEMBER NOMINATIONS / ELECTIONS:
 - TREASURER –Term Expired in Jan 2022, serving until Jan 2024
 - SECRETARY –Term Expired in Jan 2022, serving until Jan 2024
 - PRESIDENT – Term Expires in Jan 2024
 - VICE PRESIDENT – Term Expires in Jan 2024
 - 5th BOARD MEMBER – Term Expires in Jan 2024
- VOLUNTEERED RESPONSES:
 - Andrew Sigerson
 - Jeff Barnes
 - Shannon Garren
 - Shawn Burke

2024 Goals & Business Objectives

- BUDGET MANAGEMENT
 - ENTRY SIGN REPAIRS
 - COMMON AREA MAINTENANCE
 - UPGRADE HOLIDAY DECORATIONS FOR WINTER 2024
 - SOCIAL ACTIVITIES
 - COVENANT REVIEW / UPDATES / BY-LAWS
 - INTEGRATE HOA MANAGEMENT COMPANY (PENDING VOTE)
 - BUILD RESERVE FUND (PENDING VOTE)
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- A large yellow triangle is positioned in the bottom right corner of the slide, pointing towards the top right.



OPEN
DISCUSSION
/ Q & A



CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	210.00'	80.29'	52.59'	27°05'23"
2	103.43'	113.97'	63.55'	63°08'01"
3	200.00'	314.16'	200.00'	90°00'00"
4	300.00'	104.72'	52.90'	20°00'00"
5	300.00'	164.72'	52.90'	20°00'00"
6	300.00'	150.76'	77.01'	29°47'34"
7	750.17'	414.54'	212.71'	31°35'41"
8	300.00'	207.32'	108.00'	39°35'46"
9	150.00'	23.09'	11.57'	8°49'07"
10	200.00'	93.69'	47.72'	26°50'23"
11	300.00'	330.71'	184.42'	63°09'37"
12	700.00'	107.74'	53.98'	8°49'07"
13	300.00'	142.57'	72.86'	27°13'41"
14	327.00'	210.27'	108.91'	38°50'36"
15	248.31'	42.81'	23.51'	09°49'59"
16	614.58'	466.34'	245.04'	43°28'31"
17	300.00'	226.32'	118.85'	43°12'21"
18	100.00'	106.60'	51.17'	62°54'33"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
21	65.82'	72.27'	40.26'	62°54'33"
22	110.92'	96.48'	51.53'	49°50'21"
23	81.88'	90.00'	50.18'	63°08'07"
24	125.19'	137.95'	76.92'	63°08'07"
25	408.77'	262.49'	147.15'	39°35'46"
26	191.23'	132.15'	68.84'	39°35'46"
33	200.00'	61.11'	25.70'	14°38'35"
34	300.00'	164.28'	84.26'	31°22'31"
35	267.50'	94.44'	47.72'	20°13'40"
36	300.00'	105.91'	53.51'	20°13'40"
37	700.17'	386.91'	196.52'	31°39'41"

LOT-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
27	200.00'	194.00'	53.20'	29°47'33"
28	200.00'	107.59'	55.02'	30°45'49"

$R=600.17' L=675.85'$
 $L.C.=S 63^{\circ}11'46" W, 655.94'$

COMMENCING POINT
 NORTHEAST CORNER
 OF THE NW 1/4 OF
 SECTION 30, T19N, R11E

S 02°35'09" E, 223.00'
 S 02°38'09" E, 273.00'

N 87°09'47" E, 5.00'
 POINT OF BEGINNING

S 02°35'09" E, 1728.00'

S 02°35'09" E, 1728.00'

S 02°35'09" E, 1728.00'

S 02°35'09" E, 1728.00'

S 02°35'09" E, 1728.00'

S 02°35'09" E, 1728.00'

S 02°35'09" E, 1728.00'

S 02°35'09" E, 1728.00'

S 02°35'09" E, 1728.00'

S 87°10'42" W, 232.99'