

**Board of Directors - Tuscany Estates  
Meeting Minutes - February 27, 2020**

1. Call to Order/Roll Call 7:02pm – All board members present, including Aimee from CMP.
2. Bruce Klassen - Unfortunately Bruce Klassen was unable to attend the meeting.
3. Approved Minutes from August 27, 2019 Meeting – Vote 5-0 in favor of approval.
4. Board Reports:
  - The Board started the process of fixing mail centers this past fall. The worst mail centers were replaced and fixed. The process will be ongoing this spring. All centers will be cleaned and stained. All costs incurred will be charged to homeowners affected. There was some questions regarding this process because some residents were not aware of the process and that costs were charged to homeowners. This is on the matrix and all repairs/replacements are the responsibility of the homeowners.
  - The Board updated residents on Maronda's progress with the patio homes. Two of the four completed units have sold and have a closing date scheduled for the end of March. They will be starting construction on the next sets sometime in the near future.
  - The Board will be conducting an inspection of all common wall units looking for ones that need cleaned, power washed and/or painted in the near future.
  - The Board sought an inspection report from a third roofing company. The board had all common wall roofs inspected in December 2018. A homeowner in the patio homes was concerned about her roof and had a roofing company give them a price on fixing areas where a satellite dish was installed. During the process the roofer explained their concern regarding the condition of the current roof and stated that it possibly needed replaced. She was very concerned and reached out to the board. The board then had a third roofing company do an inspection and stated the roof was in good shape and with continued maintenance and up keep, the roof should last another 8-10 years.
  - The Board has been contacted by two residents regarding 'close calls' with school busses. A Board member has been in contact with the bus garage and hopes to communicate the safety issue to get it resolved.
  - The Board has retained JML and TruGreen for the 2020 season. JML ensured the Board they have the proper staffing for the beginning of the season. A pre-emergent treatment has been added to the contract with TruGreen to hopefully help the lawns.

**PUBLIC COMMENTS/QUESTIONS:**

- A resident saw JML on the property in December and wanted to know why. The Board advised the homeowner they were most likely finishing up their fall cleanup or starting what they could for spring clean-up.

- A resident expressed frustration with setting up the new payment information from CMP. CMP explained what had happened and let residents know if there were any future issues to contact them for resolution.
- A resident expressed frustration after receiving a letter regarding a violation and the letter stated they were sent previous letters in the past. The resident stated that this is the first they are hearing of the violation. CMP will review their records to see what has happened.
- A resident is receiving late fee's when her payment is being sent prior to due date. A Board member will confer with CMP to see what is going on and get back with resident.
- A resident express concern that their gutter is leaking. The Board advised the homeowner they will be having the gutters cleaned in the coming weeks and should be addressed at that time.
- A Resident expressed concern and frustration over the Budget voting process. This resident was upset because they were only given two options (\$170, \$180) for vote but several residents did not vote for either and therefore, their vote was null and void. CMP stated that again, there were only the two options for raising the fees, there was not an option for “no” increase.

Adjournment – motion made by Lisa Manion and second by Pete Guido @ 8:05 pm