

TUSCANY SHORES AT DESERT HARBOR HOMEOWNERS ASSOCIATION 2008 Annual Meeting of the Members Minutes

I. CALL TO ORDER. NO FURTHER SIGN IN OR BALLOTS WILL BE ACCEPTED.

The Annual Meeting of the members for Tuscany Shores at Desert Harbor Homeowner Association was held on May 27, 2008 in Rossmar & Graham lantana room located at 15396 N. 83rd Ave, B-101. Peoria, AZ 85381. The President called the meeting to order at 6:30 P.M.

II. CERTIFICATE OF QUORUM – RESULTS OF QUORUM

In Accordance the Association Bylaws, 51% (23) of the votes of the membership present either in person or by ballot shall constitute a quorum. There were 25 homeowners represented either in person or by mail in ballot, therefore a quorum was achieved.

III. AFFIDAVIT OF MEETING NOTICE

A notice of the membership meeting was mailed to all members of the Tuscany Shores at Desert Harbor Homeowners Association on May 7, 2008 at their last known address.

IV. INTRODUCTIONS

A. Current Board Members

Peter Pingerelli	-	President	present
Michelle Andrews	-	Treasurer	absent
Bradley Fry	-	Vice-President	absent
Del Tice	-	Secretary	present

B. Property Management

Greg Piwinski – Rossmar & Graham Management	-	present
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V. ELECTION OF DIRECTORS

6. NO FURTHER SIGN IN OR BALLOTS WILL BE ACCEPTED

7. NOMINATIONS FROM THE FLOOR

None

8. APPOINTMENT OF INSPECTORS

The following homeowners volunteered to inspect the ballots:

Debra Tice

James Canney

9. TALLY OF BALLOTS/VOTING

X. WAIVE READING OF PRIOR ANNUAL MEETING MINUTES

MOTION made by Del Tice to *waive the reading of prior annual meeting minutes*. Seconded by Peter Pingerelli. The motion carried unanimously.

XI. APPROVAL OF PRIOR ANNUAL MEETING MINUTES

MOTION made by Del Tice to *waive the reading of prior annual meeting minutes*. Seconded by Peter Pingerelli. The motion carried unanimously.

XII. PRESIDENT'S/COMMUNITY OVERVIEW

Previous accomplishments/highlights

- Last year the board operated with a 5 member board. Pam Wachoff resigned and moved from the community. Today Michelle Andrews submitted her resignation as well.
- In over 3 years we have been one of the very few sub-associations that did not have to increase their monthly dues. This is due to the strong fiduciary oversight of the board.

XIII. TREASURER'S REPORT

- As of 12/31/07 Total assets: \$25,672.45. \$10,000 in a 5.1% CD which matured on 01/11/08.

<u>Total Income</u>	<u>\$40,749</u>
Administrative expense	\$10,186
Utilities	\$ 9,503
Landscape	\$13,670
Pool/Clubhouse	\$ 5,896
Common Area	\$ 3,171
<u>Total Expenses</u>	<u>\$42,425</u>

Major 2007 expenditures: replace pool keys and repair pool pump

XIV. ANNOUNCEMENT OF ELECTION RESULTS

The new 2008 Tuscany Shores at Desert Harbor Board of Directors are as follows:

Peter Pingerelli
Bradley Fry
Del Tice

XV. ADJOURNMENT OF MEETING

With no further business the meeting adjourned at 6:54 P.M.

Owners Forum – limit 3 minutes per homeowner

Highlights of Discussion:

- There is an ant issue at the pool. Jim Canney will take care of it.
- There is no soap or paper towel in the bathroom
- There are trees that died over 1 year ago, will it be replaced? The board will review.

Respectfully submitted,
Doris K Siefker
Independent recorder