

TUSCANY SHORES COMMUNITY ASSOCIATION AT DESERT HARBOR

Board of Directors Meeting Minutes

July 7, 2006

BOARD MEMBERS PRESENT: Peter Pingerelli, Phil Trupiano, Michelle Andrews, and Pam Waychoff

BOARD MEMBERS ABSENT: Bradley M. Fry

MANAGEMENT COMPANY: Greg Piwinski from Rossmar & Graham CAM

Guests: Ralph Jedda and Rich Waychoff

I. Call to Order

The President called the meeting to order at 6:31 P.M.

II. Guests Speakers:

None

III. Open Forum – Homeowners (3 minute limit)

- Homeowner lives near the pool area, windstorms blew the umbrella over the wall on several occasions. Suggest posting a sign requesting homeowner to close the umbrella after use.
 - The board appointed Jim Canney as the chairman of the self help committee and they will add this to his to do list. *This will be added to the newsletter as well. In addition, ask to please turn off the lights as well. Create a section called “Pool Etiquette”.*

IV. Approval of Last Meeting

MOTION made by Pam Waychoff to *approve April 4, 2006 meeting minutes.*

Seconded by Michelle Andres. The Motion carried unanimously.

The appointment of 2 new directors was moved from the agenda and done before the approval of meeting minutes.

V. Review Current Financial report

Beginning Balance	(06/31/06)	\$ 24,226.04
Ending Balance	(07/31/06)	\$ 23,694.31
Net Change in Cash		\$ 531.73

VI. Management Report

- Mr. Albert is still complaining about the state of the lake. This is being handled by the master association.
- The master association is power washing all areas weekly.

- Lately the geese have been hanging out at the North side.
- A. Committee Reports
 1. Arc – Dan Saeweat
 - a) No -report.
 2. CC&R's – no report
 3. Social – Pam Wahchoff
 - a) There might be a fall event. *Pam to e-mail her ideas to the board. The holiday/Christmas event was successful last year.*
 - b) Tuscany Shores would like to have the judges come again for the Holiday party. *This will be discussed in the master meeting being held in September.*

VII. New Business

- A. Appointment of 2 new directors.
 1. **MOTION** made by Phil Trupiano to *appoint Michelle Andrews (returning board member) and Pam Waychoff (new board member) as members of the Board of Tuscany Shores.* Seconded by Peter Pingerelli. The Motion carried unanimously.
- B. Security. Michelle Andrews called security and they said they are not a 24/7 service. Greg Piwinski had a talk with the owner and this has been resolved. They should of stop by and checked the situation.. They are on call 24/7. *Michelle called because there were little kids in the pool unsupervised. Phil Trupiano stated there are also non-residents frequently using the pool. Add both items to newsletter.*
- C. **MOTION** made by Pam Waychoff to *add 13 (children under the age of 13 must be have adult supervision) to the existing pool signs.* Seconded by Phil Trupiano. The motion carried unanimously.
- D. **MOTION** by Pam Waychoff to *order 3 No Trespassing & Private Property quoting the ARS section signs. To be installed one at each gate and one at the Ramada.* Seconded by Phil Trupiano. The motion carried unanimously.
- E. Pam Wahchoff to *check if James Canney doesn't mind his phone number to be published in the newsletter.* Lot owners can also send e-mails to the e-mail address on the newsletter.

VIII. Old Business

- A. Lighting by the pool. Received one proposal for \$5,000. *Table item to next meeting.*

IX. **Next meeting date** is *November 16, 2006 at the Rossmar & Graham Peoria office.*

X. Adjournment

- MOTION** by Michelle Andrews to *adjourn the meeting at 7:21 P.M. and proceed to the executive session.* Seconded by Pam Wahchoff. The motion carried unanimously.

Respectfully submitted
Doris Siefker
Independent Recorder