

# **TUSCANY SHORES COMMUNITY ASSOCIATION AT DESERT HARBOR**

## **Board of Directors Meeting Minutes - Open Session November 13, 2006**

**BOARD MEMBERS PRESENT:** Peter Pingerelli, Phil Trupiano, Michelle Andrews, and Bradley M. Fry

**BOARD MEMBERS ABSENT:** Pam Waychoff

**MANAGEMENT COMPANY:** Greg Piwinski from Rossmar & Graham CAM

### **I. Call to Order**

The President called the meeting to order at 6:33 P.M.

### **II. Guests Speakers:**

None

### **III. Open Forum – Homeowners (3 minute limit)**

- Gary Alpert would like the board to add the following landscaping projects to the 2007 budget:
  - Grounds should be cleaned when landscaper is on property
    - *Management to follow up with landscaper*
  - Sidewalks should be rinsed
    - Being done by the Master
  - Waterlines should be tested
  - Add plants with color; and add plants to minimize view of water and electrical controls on exterior or property.
  - Rearrange some of the plants
  - Clean and paint fence
    - *Jim Canney to check this item*
  - Public access bulletin board.

Mr. Alpert also discussed City of Peoria's curbside recycling program. More information is available at the City of Peoria website.

#### **Forum Issues**

- Phil Trupiano: There is an area between his Lot and the forum that is not being maintained by the Forum. Greg Piwinski talked to Forum several times. Phil was asked to attend the Master meeting and bring it to their attention.
- Guyla Saulnier: Has been having problems with the Forum as well. They are not emptying their trash cans and closing the lids. She contacted the health department.
- Michelle Andrews – they are adding halogen lights on the poles, there is no consistency in brightness and colors, looks like a carnival.

- *Peter Pingerelli volunteered to write a letter to the Forum.* Management sent a noncompliance letter last week.
- Debbie Ties: non-residents are coming by boat and using the pool and the Ramada.

#### IV. Approval of Last Meeting

**MOTION made by Bradley Fry to approve July 7, 2006 meeting minutes.**

**Seconded by Phil Trupiano. The Motion carried unanimously.**

#### V. Review Current Financial report

Beginning Balance	(08/31/06)	\$ 21,226.04
Ending Balance	(09/30/06)	\$ 21,523.70
Net Change in Cash		\$ 297.66

The board thanked Rossmar & Graham to have the delinquencies at a very low level. The ending balance should include \$2600 for the 2005 property taxes.

#### VI. Management Report

##### A. Committee Reports

1. Arc – Bradley Fry
  - a) No -report.
2. CC&R's – no report
3. Social – Pam Waychoff
  - a) Festival of lights boat parade is December 16. There will be a party at the Ramada. Tuscany Shores is looking for volunteers to judge the boats. Please arrive at 6:45 PM. The parade starts at 7 PM. Add to the newsletter. *Brad Fry will be the parade judge coordinator.*
  - b) Pam Waychoff coordinated a nice Fall/Halloween party one week prior to Halloween. The event was well attended, a special thank you to Pam and Rich Waychoff.

#### VII. New Business

A. Approval of 2007 budget. **MOTION made by Bradley Fry to approve the 2007 budget with an assessment rate of \$78.00 a month effective January 1, 2007. Seconded by Phil Trupiano. The motion carried unanimously.**

B. Rossmar & Graham renewal contract. Current rate is \$350.00 a month, the renewal would reflect the following increase \$361.00 a month for the first year; \$371.00 second year and \$382.00 for the third year. Clause to terminate in 30 days if there is a breach of contract, non-breach is 90 days. **MOTION made by Phil Trupiano to approve Rossmar & Graham contract renewal as presented. Seconded by Bradley Fry. The motion carried unanimously.**

C. Management suggests replacing the locks of the pool entry gate and send residents new ASSA numbered keys. The homeowner would have to sign an agreement to obtain a key prior to distribution. A letter will be mailed by the Tuscany Shores board with detailed information and procedures. **MOTION made by Bradley Fry to change the locks on the pools and make new ASSA numbered keys, one per household with an extra set to be charged to the homeowner for replacement and/or addition. This requires a \$50.00 refundable deposit. Custody of the second set of keys will be**

*maintained by Rossmar & Graham. Seconded by Michelle Andrews. The Motion carried unanimously.*

D. MOTION made by Bradley Fry to *transfer \$15,000 into a short term CD. Greg Piwinski will give the board notification of the rate and maturity via e-mail.* Seconded by Michelle Andrews. The motion was carried unanimously.

E. MOTION made by Michelle Andrews to *instruct Management to order post and "Tuscany Shores Homeowners Only" signs for the gazebo. Signs to quote Arizona State Statute.* Seconded by Phil Trupiano. The Motion carried unanimously.

#### **VIII. Old Business**

A. Lighting by the pool. Received one proposal for \$5,000. *Close items due to lack of interest and excessive cost.*

IX. **Next meeting date** to be determined.

#### **X. Adjournment**

With no further business, the *meeting adjourned at 7:41 P.M.*

Respectfully submitted  
Doris Siefker  
Independent Recorder