

TUSCANY SHORES COMMUNITY ASSOCIATION AT DESERT HARBOR

Board of Directors Meeting Minutes September 11, 2007

BOARD MEMBERS PRESENT: Peter Pingerelli, Bradley M. Fry, Michelle Andrews, Pam Waychoff and Del Tice.

BOARD MEMBERS ABSENT:

MANAGEMENT COMPANY: Greg Piwinski from Rossmar & Graham, CAAM

I. Call to Order

The President called the meeting to order at 6:00 P.M.

II. Guests Speakers:

Gina Grieseman, Board member and resident of Lake Point. Ongoing conversation with the City of Peoria regarding Rio Vista Park and the Trail system. There is increased traffic, graffiti and non Desert Harbor residents camping and fishing on common grounds. She requested a barrier between the park, trail system and the Desert Harbor Community and has not heard back from Pearson or Mayor Barrett. Gina is circulating a petition for a wrought iron fence barrier and would like Tuscany Shores residents to be aware of the problem and perhaps sign the petition. To her knowledge, no impact study was done by the City.

Peter Pingerelli. Janice was kind enough to coordinate a garage sale for this Saturday, September 15 from 7 AM to 1 PM. There will be signs posted and an ad in the newspaper.

III. Open Forum – Homeowners (3 minute limit)

- Janet lives next to the pool and stated the light is continuously broken in the restroom. The board noted there is a self help committee that changes the bulb however Jim Caaney was ill. The board is looking for volunteers. *This will be taken care of.*
- Restrooms are not clean. Management informed the board that the restrooms cannot be locked; non-duplicate master keys were made so non-residents would not use the pool. The restrooms are cleaned monthly by the pool contractor. It is up to the residents to clean after themselves on a regular basis – some residents' cleaningless are different than others.
- Landscapers trampoline over grass and leave ruts. Will notify the landscaper.
- Gary Albert recommends a handicap guard rail in the restroom so residents won't slip when the tile gets wet.
- *Management to ask pool contractor to remove the fogginess of the pool water.* Greg said this happens because the automatic shut off valve is turned off on a regular basis by unknown person.

- Tuscany Shore has a large fountain that is overlooking its peninsula. In order to install the fountain, Desert Harbor has to tap into Tuscany Shores power. Tuscany Shores will receive the cost of electricity plus 10%.

IV. Approval of Last Meeting Minutes

MOTION made by Pam Waychoff to *approve May 7, 2007 meeting minutes.*
Seconded by Del Tice. The Motion carried unanimously.

V. Review Current Financial report

Beginning Balance	(06/30/07)	\$ 30,556
Ending Balance	(07/31/07)	\$ 28,276
Net Change in Cash		<hr/> \$ 2,280

Total Revenue: \$3,410 for the month, YTD \$21,390.

Reserves YTD \$7,180.00. \$15,000 is in a Smith Barney account.

VI. Management Report

A. Committee Reports

1. ARC – Bradley Fry - No report.
2. Social – Pam Waychoff
 - a) Possibly a Halloween party in October.
 - b) The master is planning a larger Christmas event along with the boat parade.

VII. New Business

A. 2008 budget.

MOTION made by Pam Waychoff to *approve the 2008 budget as is which reflects the monthly assessment of \$78.00 and a 5% increase that will not be implemented at the moment.* Seconded by Michelle Andrews. The motion carried unanimously.

VIII. Old Business

- A. Fence bid. *Management to get bids and present the bids to the board prior to next meeting.*
- B. Table in the Ramada. The cost for the table is between \$600-900. Bradley Fry and Pam Waychoff to look at the color schemes. *Table item for next meeting.*

IX. Next meeting date to be announced.

X. Adjournment

MOTION by Peter Pingerelli to *adjourn the meeting at 7:02 P.M.*... Seconded by Pam Waychoff. The motion carried unanimously.

Respectfully submitted
 Doris Siefker
 Independent Recorder