

TUSCANY SHORES COMMUNITY ASSOCIATION AT DESERT HARBOR

Board of Directors Meeting Minutes

Rossmar & Graham Peoria office 15396 N. 83rd Ave B101– Lantana Room

March 25, 2008

BOARD MEMBERS PRESENT: Peter Pingerelli, Bradley M. Fry, and Del Tice.

BOARD MEMBERS ABSENT: Michelle Andrews.

MANAGEMENT COMPANY: Greg Piwinski from Rossmar & Graham, CAAM

I. Call to Order

The President called the meeting to order at 6:11 P.M.

Guests Speakers:

None

II. Open Forum – Homeowners (3 minute limit)

- Jim Canney. Saw the master golf cart piled up high in the back with 3 workers, one was hanging on the side. They were driving down Desert Harbor Dr. Feels they are not treating the vehicle properly.

III. Approval of Last Meeting Minutes

MOTION made by Del Tice to *approve November 27, 2007 meeting minutes.*

Seconded by Bradley Fry. The Motion carried unanimously.

IV. Review Current Financial report

Beginning Balance	(12/31/07)	\$ 25,672.45
Ending Balance	(01/31/08)	\$ 26,626.01
Net Change in Cash		\$ 953.56

Total Revenue: \$4,351, Expenses \$3,397, and Reserves \$141; Total Delinquencies \$1,973.67.

- 2007 Tax returns were done by Butler Jones & Hansen, cost was approximately \$225.00. The association is also paying for a soft audit (compilation) that will cost between \$500 to \$700.00.
- The December electric bill was \$645.00 over budget, Management stated that this is an estimate only, the electric company didn't read the meter. The difference will be reflected in February's financial.
- Pool repair \$432.00 for replacing pool motor. *Management to check the pool expense for over \$600.00 and see if there is an accounting glitch.*
- \$1550.00 for maintenance supplies was to paint the fence and gazebo.

- The Desert Harbor Fountain reimbursement is shown under asset income for \$35.00 a month. *Management to add as a separate income line item.*
- Last year the board agreed to put \$15,000 into a CD which has now moved to a MM account. The board unanimously agreed to leave as is.
- **MOTION made by Del Tice to instruct management to contact Smith Barney to check other investment vehicles for half of the CD amount. Seconded by Bradley Fry. The motion carried unanimously.**

V. Management Report

Letters were mailed to residents who had weeds; the contractor sprayed pre-emergent twice on open spaces.

Management to request Dick Westmont to start a log of inspections to be placed near the pump area. Copy of the log to be included in the Board package.

A. Committee Reports

1. ARC – no report.
2. CC&R – no report
3. Social – The board expressed disappointment to the Master and organizers in regards to the Christmas party. It took too long for the boats to come around.

VI. New Business

- A. The board accepted Pam Waychoff resignation for personal reasons.
- B. Bradley Fry. The pool umbrella is falling apart. Costco has them on sale. **MOTION made by Bradley Fry to purchase 3 umbrellas for \$300 or less. Bradley Fry to purchase and install. Seconded by Del Tice. The motion carried unanimously.**
- C. **MOTION made by Bradley Fry that all bulletin board postings must be initialized and approved by Del Tice. Del will also be the keeper of the bulletin board and has the authority to approve or deny all postings. Seconded by Peter Pingerelli. The motion carried unanimously.**

VII. Old Business

- A. Bradley Fry to check the bathroom door; all board members to check the painting job if it was completed to their satisfaction.
- B. At the requests of a homeowner, an additional handicap rail was installed in the bathroom. The bathroom now has 3 handicap rails and is beyond ADA compliance.

VIII. Next meeting date is the annual meeting which is May 27, 2008.

IX. Adjournment

With no further business, the meeting adjourned at 6:58 P.M.

Respectfully submitted
Doris Siefker
Independent Recorder