

TUSCANY SHORES COMMUNITY ASSOCIATION AT DESERT HARBOR

Board of Directors Meeting Minutes Tuesday, September 30, 2008

BOARD MEMBERS PRESENT: Del Tice, Peter Pingerilli, & Brad M. Fry

BOARD MEMBERS ABSENT: None

MANAGEMENT COMPANY: Greg Piwinski from Rossmar & Graham CAM

I. Call to Order

Del Tice called the meeting to order at 6:03 P.M.

II. Guests Speakers:

None

III. Open Forum – Homeowners (3 minute limit)

IV. Approval of May 27, 2008 Meeting Minutes

Motion made by Peter Pingerelli to approve the May 27, 2008 meeting minutes. Motion Seconded by Del Tice. Motion carried unanimously.

V. Review Current Financial report

The Treasurer Peter Pingerelli gave his review of the Financial Highlights. These figures are for July 31 – Aug 31, 2008.

Cash Analysis Report

Beginning Balance (7/31/08) \$21,471.12
Ending Balance (8/31/08) \$21,191.97
Net Change in Cash \$(279.15)

Net Income Report

Total Revenue \$2,788.
Less: Operating Expenses \$2,716.
Less: Reserve Contribution \$94.
Net Income (loss) \$(22.)

Current Month

Year to Date

\$27,259.
\$31,389.
\$879.
\$(5009.)

Delinquent Account Report

Status	Account
Under 30 Days	\$412.00
Over 30 Days	\$234.00
Over 60 Days	\$181.50
Over 90 Days	\$2,004.22
Total	\$2,831.72

Board borrowed \$4,000.00 from Reserves, and put into General Checking due to delinquencies in May 2008. Not to be paid back. Motion made by Peter Pingerelli. Motion Seconded by Brad Fry. Motion carried unanimously.

Del notices a variance in the Analysis Balance Report. The Statement of Operations Report is missing no January & was doubled in July. Greg to fix the error.

VI. Management Report

Committee Reports

1. Architectural Requests – none. No Architectural Violations.
2. CC&R's – no report
3. Social Committee – Festival October 24, 2008. Will have caramel apples, games & prizes. Board wants a \$150.00 - \$200.00 budget.
 - Boat Parade date to be determined.

VII. New Business

Budget 2009

- Board wants to increase assessments by 10%, but only implement 5% approximately \$3.90 more a month. Motion to approve increase of monthly assessments for the community. Motion made by Brad Fry. Seconded by Peter Pingerelli. Motion carried unanimously.
- Board wants to drop Social Budget from \$750.00 to \$500.00.
- Pool Repairs – cut back budget from \$500.00 to \$300.00.
- Cut back on Reserve Study
- The Board wants to cut back on watering the grass in the water basin area & put rock in place of, but would think that it may be too costly.
- Budget is approved.

VIII. Old Business

Community Pool

- Powder coating, straps, & new feet needs to be done. Brad Fry wants to get bids to refurbish the lawn furniture.
- Cool Decking has chips in it. Brad to look into having holes filled in with a cool deck repair cement. Marvel was suggested to get the repair cement from.
- Board may need to replace tables & chairs.

Water Conservation

- Greg to submit Grant for the water conservation.

VIII. Next meeting date is January 2009 at the new Rossmar & Graham west side office located at 15396 N. 83rd Ave., Building B, Suite 101, Peoria, Ariz. 85381. The meeting will be held at Rossmar & Graham because there is no charge to use their meeting room. A notice will be posted on the bulletin board.

Adjournment

With no further business, Motion to adjourn the meeting at 7:13 P.M. Motion Seconded by Peter. Motion carried unanimously.

Respectfully submitted by,
Vickie Kelley