

Tuscan Ridge Community HOA Merge Committee Charter August 06, 2022

The Tuscan Ridge HOA Merge Committee is a Committee. Committees are established and authorized by the Master Tuscan Ridge HOA Board. In order to establish this committee, a motion was presented to the Master HOA Board at the August 6, 2022, meeting to create a Tuscan Ridge Community HOA Merge Committee. Five members of the Board were present to vote in person. All members of the Master HOA Board voted favorably, as such by a unanimous vote of the Master Tuscan Ridge HOA Board, this committee was created.

The HOA Merge committee is responsible for reviewing the current HOA documents and provide a gap-analysis of the guideline restrictions the residents must abide by today, and present possible options for the residents to review for a potential vote to merge. In addition to reviewing the three (3) HOA guideline documents, the Committee will perform a financial analysis of all the HOAs to determine where any vendor or contractual financial reductions may occur through streamlining our contract obligations.

The HOA Merge Committee Chair is appointed by the President of the Master HOA Board. The Chair's term begins at the moment of appointment and continues for a two-year term. Upon completion of the Chair's term, the President of the Master HOA can elect to retain the existing Chair or appoint a new Chair.

The committee chair has the following responsibilities which can be accomplished by working with a Co-Chair:

1. Have a good working relationship with the three (3) HOA Boards and residents of the Tuscan Ridge Community.
2. Ability to review the existing HOA organizational documents and their amendments.
3. Ability to review HOA financials, contracts, obligations, assets and liabilities.
4. Ability to communicate with various points of contact to include our Property Management Company and Vendors (e.g., Insurance, Grounds Maintenance, Internet Services)
5. Ability to coordinate with Committee members to consolidate information to report on and submit materials to the Tuscan Ridge Community's webpage which serves as a home for area knowledge sharing for the HOA community.
6. The Chair of the Committee shall submit a status report to the Tuscan Ridge Community HOA Master Board to be included in the Monthly or Annual Meeting agenda as necessary.

Committee Features

- The HOA Merge Committee is a Committee.
- The Chair is appointed by the Master HOA President.
- The Committee meets mostly via e-mail and telephone.
- The Committee is open to membership by any active member of the Tuscan Ridge community as vacancies become available.
- The Chair of the Tuscan Ridge Community HOA Merge Committee will appoint a Co-Chair and Contributors to facilitate activities amongst the committee members.

Members as of April 2023, are as follows:

Tuscan Ridge HOA Merge Committee		
Member/Name		HOA Merge Committee
Jim Spangler	Chairperson	Countryside
Jaritzza De Jesus		The Village
Jack Cerra		The Village
Kurt Garbars		Countryside
Chuck Geu		Countryside
Roy Hamilton		Countryside
Don Kolczak		Countryside
Barry Plumley		Countryside