

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 15, 2018  
REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Angel Brown	President
Bob Chotiner	Vice President (via teleconference)
Gerrie Boone	Treasurer
June Delany	Secretary
Lisa Feterolf	Member at Large

**BOARD MEMBERS ABSENT**

None

**ALSO PRESENT:**

Cori Shipp from Lindsay Management  
As well as several homeowners

**CALL TO ORDER:**

The Meeting was called to order at 5:00 P.M. at the community clubhouse.

**OPEN FORUM:**

No discussion items to take note of.

**MEETING MINUTES:**

The Board reviewed the previous Regular Meeting Minutes. *Upon a Motion made by Angel, seconded by June, and carried, it was:*

***RESOLVED; to approve the Regular Meeting Minutes from September 17, 2018 as presented.***

**ARCHITECTURAL COMMITTEE REPORT-** Angel reported that the Civil Engineer has gone back and forth with the City who has dropped the paver requirements down to 2,500 square feet. The Civil Engineer is working with the City to comply with the BMP's. The Civil Engineer is waiting to hear from the city on what material can be used in the driveways, in order to not be considered a priority project with the Coastal Commission, and not have to comply with new BMPs from the city. An answer should be provided by the City and Coastal Commission by next week.

**FINANCIALS:**

The Board reviewed the current Financial Statements. Upon a motion made by Gerrie, seconded by Angel, and unanimously carried, it was

***RESOLVED; to receive and file the September 2018 financials, pending year-end review, by a certified public accountant.***

**UNFINISHED BUSINESS:**

**Vacant apartment** - The Board discussed sending out a questionnaire to the community to find out what the community wants to use the apartment for. Lisa will put together the questionnaire to send to the community once approved by the Board.

**Year round pool heating** - The Board agreed to send out another survey for heating the pool which Linda Savage will draft the survey for the Boards approval.

**Bylaw change regarding who can be on the Board** - The Board decided not to make a motion on this matter and leave the Bylaws as they are.

**NEW BUSINESS:**

**Cable services** - Upon a motion made by Lisa, seconded by Angel, and unanimously carried, it was **RESOLVED; to approve the new contract from Spectrum to have both cable and internet services for the whole community, which will cost the same as what the HOA is currently paying for just cable.**

**EXECUTIVE MEETING OVERVIEW:**

**CONTRACTS:**

**Bid to replace sinks in restrooms** - Upon a motion made by Angel, seconded by Bob and carried, it was: **RESOLVED: to approve the bid from Alex Nelson for replacing the common area restroom sinks and faucets, with the metered faucets for a total of \$1,100.**

**Bid to add slope on deck outside vacant apartment** - The Board decided to inspect the area to verify if the last repair was successful before approving the bid to add a slope on the deck.

**Bid to replace roof over unit #17** – The Board requested Management to ask RSI if they can provide a discount if more than one roof is done at a time. The Board also requested Management to obtain a report from RSI showing which roofs still need to be replaced.

**Bids for new janitorial services** - The Board decided not to change companies and notify the current company to do a better job of vacuuming and cleaning the elevator keypads.

**Bid to stencil parking stalls** - The Board agreed not to have the parking stalls stenciled and to order a no parking sign, which would be installed by Handyman Dan in front of unit #3.

**Bid to replace landscape along walkway** - Tabled for further discussion in February.

**Bids for new walkway surface** - The Board decided to table approving a bid until a few more questions are answered. This discussion will be put on the next agenda.

**ADDITIONAL DISCUSSIONS FROM THE EXECUTIVE SESSION:**

The Board also discussed delinquencies and disciplinary actions and approved the previous Executive Meeting Minutes.

**NEXT MEETING DATE:**

Scheduled for November 19, 2018 at 5:00 PM.

**ADJOURNMENT:**

**Upon a Motion made by Angel, seconded by June, and carried, it was:  
RESOLVED; to approve adjourning the Regular Meeting at 6:27 p.m.**

Approve: \_\_\_\_\_

Date: \_\_\_\_\_