

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
November 15, 2023
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

Keyur Nagrik	President
Linda Shafer	Treasurer
Kevin McAllister	Vice President
Paul Teck	Member at Large
Kathleen Rohan	Secretary

BOARD MEMBERS ABSENT

None

ALSO PRESENT:

Amanda Upchurch Community Association Manager
As well as 4 homeowners

CALL TO ORDER:

The Meeting was called to order at 5:32 P.M. and was held at the Community Clubhouse.

PRESIDENTS REPORT:

The President thanked the community for their patience through HOA projects including the new fireplace in the clubhouse and the work on replacing the sauna and specifically called out members Dean Rohan, Kirk Cowles, Gary McJimsey and John Gee who have donated their time, expertise and money to the community.

MEETING MINUTES:

The Board reviewed the previous Regular Meeting Minutes & Organizational Minutes. *Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:*

RESOLVED; to approve the following:

- ***9.21.22 Annual meeting minutes due to no quorum in the 9.20.23 Annual Meeting***
- ***9.20.23 Draft Annual meeting minutes with corrections pending membership review at the next Annual meeting.***
- ***9.20.23 Regular Open Meeting minutes with corrections.***

COMMITTEE REPORTS:

Board will re-assess all committees at next meeting.

Maintenance/Landscape

- Kathleen to call Chad to repair the lighting/sensor light on dock.
- Follow up on tree bids.
- N. Driveway power wash or clean driveway grease stains & tree stains.

Communications

- E-Blast Wi-Fi survey from Kathleen, will be a google form.
- Linda will work on newsletter and send it to Management for e-blast to the community.
- Approval was given to Linda Shafer to renew the website in the approximate amount of \$300.00.

Rules

- Asked Management provide updated rules that we amended July 27.
- Paul and Amanda to work on parking rules.

Architectural

- See Keyur, president notes on camera installation and clubhouse fireplace remodel.

UNFINISHED BUSINESS

- Drinking Fountain (in pool area) Repair- Tabled until May 2024 meeting.
- Board discussed elevator maintenance and service contract bids from 24 Hour Elevator (approved in July 2023 Open Board Meeting).

NEW BUSINESS:

- Upon a motion duly made by Linda Shafer, seconded by Kathleen Rohan, and unanimously carried, the Board approved to host a community event on the night of the BCPOA Boat Parade including a taco cart with a not to exceed amount of \$400.00.
- Board is negotiating with Spectrum regarding community Wi-Fi and Cable TV contract renewal.
- Requested Management buy a small quantity of replacement Common Area Keys

FINANCIALS:

- Treasurer to schedule a meeting with accounting.
- CPA- Upon a motion duly made by Linda Shafer, seconded by Paul Tecker, and unanimously carried, the Board approved the CPA proposal in the amount of \$685.00.
- Treasurer requested Management advise if we need to pay back money to our Reserve Account (Reserve dollars that were used to meet Operating expenses).
- Resolution was made to reimburse reserves as required by 7/31/2024.
- MTA Sept. 2023 Financials to date pending a year-end financial review by an independent CPA.

OPEN FORUM

- Unit #5 requested more significant trimming of Tipuana Tree.

OVERVIEW OF EXECUTIVE MEETING:

The Board reviewed delinquencies, disciplinary actions and approved the Executive Meeting Minutes from the prior meeting.

NEXT MEETING DATE:

Scheduled for January 17, 2024

ADJOURNMENT:

*Upon a Motion made by Linda Shafer, seconded by Kevin McAllister, and carried, it was:
RESOLVED; to approve adjourning the Regular Meeting at 6:56 p.m.*

Approve: _____

Date: _____