

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**May 9, 2018**

**REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Angel Brown	President
June Delany	Vice President
Gerrie Boone	Treasurer
Lisa Fetterolf	Secretary
Bob Chotiner	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:**

There was no Open Forum discussion this month.

**MEETING MINUTES:**

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

***RESOLVED; to approve the Regular Meeting Minutes from April 16, 2018 as presented.***

**FINANCIALS:**

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

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

**ARCHITECTURAL:**

**Committee report** - Don Gilliland from the Architectural Committee reported that the architectural committee is in the process of pursuing bids for the new 2,500 square foot paver project, which may not require a special assessment, as well as bids to remove the carpeting on the elevated walkways and replace with a waterproof coating. Don also reported that new security lighting has been installed,

**Paver project** - Upon a motion made by Bob, seconded by June, and unanimously carried, it was

***RESOLVED; to approve adjusting the paver bids down to a total of 2,500 square feet of pavers and have management provide the scope of work to three new paver companies, approved by the Better Business Burrow. Management was instructed to include the engineers report, soils report and the rendering drawn up by Darren Fetterolf, as well as notify the companies that the sewer line will be replaced and conduit will be laid down prior to the pavers being installed.***

**Walkway bids** – The Board agreed to have Don Gilliland and Denny Gibson from the Architectural Committee, meet with the three preferred walkway coating companies, to determine what material and what company they want to use for replacing the walkways. The bidders will be asked to attend the next meeting to make a presentation on their proposals.

**Architectural application for unit #17** - Upon a motion made by Bob, seconded by Lisa, and unanimously carried, it was

***RESOLVED; to approve the architectural application submitted by Don Gilliland, to install an HVAC unit on the roof, and have Don notify the contractor that they improperly installed the HVAC unit for unit #16 and the Association would like that to be corrected.***

**UNFINISHED BUSINESS:**

**Vacant apartment** – Tabled for July meeting.

**NEW BUSINESS:**

**Lighting ideas for the palm trees** – The Board requested Management to get more information on the lighting and a bid from Green Line Landscaping to have them installed.

**EXECUTIVE MEETING OVERVIEW:**

**Bid for fire alarm maintenance** – Upon a motion made by Angel, seconded by Lisa, and unanimously carried, it was

***RESOLVED; to approve terminating the current fire alarm maintenance companies and hiring “Low Voltage”, as long as the maintenance of the fire hoses is included in their fee.***

**Bid to remove bushes along lagoon** - Upon a motion made by Bob, seconded by Lisa, and carried (Gerrie was opposed), it was

***RESOLVED; to approve the bid provided by Green Line Landscape to remove 5 bushes and a three trunk palm tree, for \$839.***

**Bid for repairing corroded plumbing lines** - Upon a motion made by Gerrie, seconded by June, and unanimously carried, it was

***RESOLVED; to approve the bid submitted by Hanna Plumbing in the amount of \$1,229 to replace the sections of corroded plumbing in the garages of units 10, 17 and 19, but try to negotiate their pricing down to match ASAP's bid first.***

**Bid to add gutter on vacant apartment** - Upon a motion made by June, seconded by Angel, and unanimously carried, it was

***RESOLVED; to approve the bid provided by RSI Roofing in the amount of \$625, to add a gutter along the roofline of the vacant apartment and direct the roof water over the edge of the walkway so water does not build up outside the apartment door.***

**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 June 11, 2018 at 5:00 PM.

**ADJOURNMENT:**

***Upon a Motion made by Bob, seconded by June, and carried, it was:***

***RESOLVED; to approve adjourning the Regular Meeting at 7:16 p.m.***

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

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

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