

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
August 18, 2021
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

Linda Shafer	Vice President/Secretary
Lynda Savage	Member at Large
Kirk Cowles	President
Gerrie Boone	Treasurer

BOARD MEMBERS ABSENT

None

ALSO PRESENT:

Cori Shipp Community Association Manager

Homeowners in attendance were: Ken McJimsey, Maureen Nowell, Don Gilliland, Bonnie Gibson, Jim Strickland and Gerrie Boone, Karen Cowles, Kirk Cowles, Linda Shafer, Lynda and Phil Savage and John Gee.

CALL TO ORDER:

The Meeting was called to order at 4:45 P.M. and was held at the Community Clubhouse.

OPEN FORUM:

The Open Forum was held during the Annual Meeting this month which took place right after this Regular Meeting.

PRESIDENTS REPORT:

The President's report was also held during the Annual Meeting this month.

MEETING MINUTES:

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

RESOLVED; to approve the Regular Meeting Minutes from July 22, 2021 contingent upon adding which owners attended the meeting and what their comments were during open forum.

COMMITTEE REPORTS:

Maintenance/Landscape - Linda Shafer reported that the Board met and reviewed an owners concerns regarding the landscaping and decided to act on many of those concerns. The Board agreed to hire a new landscape company and will request a new landscape plan for the front entry area.

Communications - Linda Shafer reported she is working on the newsletter and will include a reminder about what not to put in the garbage disposal.

Rules - Nothing to report.

Architectural - Kirk Cowles included his Architectural report with the Presidents report during the Annual Meeting.

UNFINISHED BUSINESS:

Swallow Bids - The Board decided to table this discussion until the third bid comes through.

NEW BUSINESS:

Janitorial contract increase - *Upon a Motion made by Linda Shafer, seconded by Lynda Savage and carried, it was:*

RESOLVED; to approve the increase of 3% in the janitorial contract.

Landscape maintenance bids - Upon a Motion made by Linda Shafer, seconded by Lynda Savage and carried, it was:

RESOLVED; to approve the bid from Pacific Green for \$650 a month for landscape maintenance contingent upon them agreeing to do monthly walk throughs.

FINANCIALS:

The current financials were reviewed. Upon a motion made, seconded and carried, it was:

RESOLVED: to receive and file the July 2021 financials, pending a year-end financial Review, by a Certified Public Accountant.

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 September 15, 2021 PM.

ADJOURNMENT:

Upon a Motion made by Linda Shafer, seconded by Lynda Savage, and carried, it was:

RESOLVED; to approve adjourning the Regular Meeting at 5:23 p.m.

Approve: _____

Date: _____