

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
February 15, 2016
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

Ed Adams	Vice President
Gerrie Boone	Treasurer
June Delany	Secretary
Denny Gibson	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 5:10 P.M. at the community clubhouse.

MEETING MINUTES:

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

RESOLVED; to approve the Minutes from January 18, 2016 as presented.

FINANCIALS:

The financial report - The Board reviewed the current Financial Statements. *Upon a Motion made by Gerrie, seconded by June, and carried, it was:*

RESOLVED; to receive and file the January 2016 Financials, subject to a yearend review by a certified public accountant.

ARCHITECTURAL:

Lighting application from unit #30/29 – The Board asked Management to send a letter to units 29 and 30, informing them their the application has not been approved, due to unit 29 not submitting their own application.

LANDSCAPE:

Bid from Green Line for items from prior walk through - *Upon a Motion made by Ed, seconded by Denny, and carried, it was:*

RESOLVED; to approve the bid from Green Line in the amount of \$1,145 for all items requested on prior walk through which included adding river rock, plants, mulch, relocating a Ficus tree and removing a Ficus tree.

UNFINISHED BUSINESS:

Driveway pavers – The Board asked Management to get a bid from a Geo Soils Engineer to test the soil, to determine how much base will be needed prior to installing the pavers.

Roofing bids - *Upon a Motion made by Denny, seconded by Gerry, and carried, it was: RESOLVED; to approve the bid from RSI Roofing in the amount of \$14,000 to replace the section of flat roof over unit #26.*

Roof repairs to unit #30 - The Board asked Management to get a bid to have the roof leak at unit #30 repaired.

NEW BUSINESS:

Exterior window for unit #2's garage – The Board asked Management to get a bid to replace the old garage window on unit #2 with a new tan vinyl window.

Cover for new light at BBQ – The Board asked Management to move the new light pole from the BBQ area, to the front entry.

Paint color on railings - *Upon a Motion made by Gerrie, seconded by June, and carried, it was: RESOLVED; to approve changing the color of the railings facing the lagoon and pool area, to the ivory color, so they appear less visible from inside the units.*

Bid to paint stairwell railings - *Upon a Motion made by Gerrie, seconded by June, and carried, it was: RESOLVED; to approve the bid from Dynamix Painting in the amount of \$5,230 to paint the interior common area stairwell railings with the same color as the stucco.*

NEXT MEETING DATE:

Scheduled for March 21, 2016 at 5:00 PM.

ADJOURNMENT:

Upon a Motion made by Gerrie, seconded by Ed, and carried, it was: RESOLVED; to approve adjourning the Regular Meeting at 7:45 p.m.

Approve: _____

Date: _____