

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
December 12, 2016  
REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Ed Adams	President
Denny Gibson	Vice President
Gerrie Boone	Treasurer
June Delany	Secretary
Angel Brown	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.

**MEETING MINUTES:**

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

***RESOLVED; to approve the Minutes from November 21, 2016 as presented.***

**FINANCIALS:**

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

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

**ARCHITECTURAL:**

**Application from unit #16 -** *Upon a Motion made by Angel, seconded by Gerrie, and carried, it was:*

***RESOLVED; to approve the architectural application submitted by unit #16 to install an HVAC unit on the roof of their unit subject to getting proper permits and submitting a LIMA agreement.***

**UNFINISHED BUSINESS:**

**Bid for water shut off valves** – Due to the cost, the Board asked Management to get a bid from another plumber.

**Reserve Study** – The Board asked Management to request a refund from the Reserve Study Specialist due to the Reserve Study being inaccurate. If they do not provide a refund then the Board would like another more experienced specialist to provide the study.

**NEW BUSINESS:**

**Bids for termite treatment** – The bids were tabled until the third bid is received.

**Solar** – The Board discussed upgrading the existing solar panels. Gerrie and Angel will meet with solar vendors to provide bids for upgrading the system.

**Office space - Upon a Motion made by Angel, seconded by Denny, and carried, it was:**  
***RESOLVED; to approve having the City inspect the vacant apartment, which will cost \$733, and put together a report on what requirements need to be met, in order to turn the unit into a legal rental space.***

**Lock on sauna door - Upon a Motion made by Gerrie, seconded by June, and carried, it was:**  
***RESOLVED; to approve installing a lock on the sauna door which will have the same key as the clubhouse, to keep trespassers from entering the sauna.***

**EXECUTIVE MEETING OVERVIEW:**

The Board discussed delinquencies and disciplinary actions, as well as approved the previous Executive Meeting Minutes.

**NEXT MEETING DATE:**

Scheduled for January 16, 2016 at 5:00 PM.

**ADJOURNMENT:**

***Upon a Motion made by Angel, seconded by Gerrie, and carried, it was:***  
***RESOLVED; to approve adjourning the Regular Meeting at 7:35 p.m.***

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

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