

**Tu Casa Homeowners Association
MEETING MINUTES - SPECIAL OPEN BOARD MEETING**

DATE: **MONDAY, February 7, 2022**
TIME: **5:30PM**
PLACE: **Tu Casa Club House**

PURPOSE: Fitness Center Decisions & Request from BCPOA

1. Call to Order @ 5:34pm

Board Members Present: Paul Tecker, Kathleen Rohan, Linda Shafer
Core Fitness Center Team: Keyur Nagrik, Dean Rohan
Homeowners Present: John Gee, Ken McJimsey, Karen Cowles

2. Review Status of Fitness Center

Majority of work is done
Approved Budget was \$9,500 + \$1,000 Contribution from Homeowner (for deposit to Tu Casa HOA)
Community Members donated all workout equipment
Balance remaining after all existing receipts are reimbursed from \$10,500 total funds for Fitness Ctr: \$431.38

3. Review DRAFT Waiver for Fitness Center

Draft Waiver was revised and includes verbiage to agree to abide by all Fitness Center Rules (which will be a part of the Waiver). L Shafer made a motion to approve the revised Waiver for Fitness Center, P Tecker seconded. All in Favor.

4. Review DRAFT Rules for Fitness Center

Draft Rules for Fitness Center were revised
L Shafer made a motion to approve the revised Waiver for Fitness Center, P Tecker seconded. All in Favor.

5. Discuss Any Other Open Fitness Center Items and Decide an Opening Date

- Install lock on gate at top of stairs that utilizes Tu Casa Common Area Key – scheduled 2/8
Ask welder that is installing stairs on 2/21 to also install plate to secure gate so can't reach around to open
- Install combo lock pad on door Wed 2/9 @ 5:45pm
- Stair repair – scheduled 2/21 (until then, paint broken step red)
- Spectrum Internet – Account Rep to call Linda by 2/9 to provide pricing options to add Internet in Fitness Center
- Have homeowners upload Signed Waiver onto website
Keyur will help Linda PW protect website – Linda to maintain spreadsheet identifying each unit and individuals per unit with signed waiver – **Combination codes will be delivered each Wednesday to the Homeowner**
- Pre-Launch Opening Friday 2/11 contingent on Insurance Approval and signed Waiver
Grand Opening Friday 2/25 contingent on signed Waiver

6. Discuss Request from BCPOA to use Tu Casa Clubhouse for their Monthly Meetings

L Shafer made a motion to approve giving BCPOA permission to use Tu Casa Club house for their monthly meetings contingent on: Meetings to be scheduled on a Tues or Wed (except not 3rd Wed of the month) and BCPOA to provide an Indemnity Agreement to indemnify Tu Casa HOA from all liability for any and all Bristol Cove POA Meeting attendees.

K Rohan seconded the motion and all in favor.

Tu Casa will appoint one Board or Committee Member per month to open rec room for BCPOA Meeting.

7. Announce Next Regular Board Meeting – Wednesday, March 16, 2022 @ 5:00pm

8.. Adjourned @ 7:12pm