

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

January 17, 2024

REGULAR MEETING MINUTES

BOARD MEMBERS PRESENT

Keyur Nagrik	President
Linda Shafer	Treasurer
Kevin McAllister	Vice President
Kathleen Rohan	Secretary

BOARD MEMBERS ABSENT

Paul Tecker	Member at Large
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ALSO PRESENT:

Amanda Upchurch 2 Homeowners	Community Association Manager
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CALL TO ORDER:

The Meeting was called to order at 5:38 P.M. and was held at the Community Clubhouse.

PRESIDENTS REPORT:

Keyur thanked Board Members and members of the community that consistently volunteer to help clean up around the community and keep projects moving. He also gave an update on projects in progress.

MEETING MINUTES:

Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, the Board approved the November 15, 2023 Regular Meeting Minutes with requested corrections.

COMMITTEE REPORTS:

Upon a motion duly made by Linda Shafer, seconded by Keyur Nagrik, and unanimously carried, the Board approved all Committee Charters and Members (Landscape, Communications, Rules, Architectural and the Architectural sub-committees Design Team and Solar Team) as reviewed in the meeting and stated on our tucasahoa.org website.

UNFINISHED BUSINESS

- **Quality Lock-** Management was directed to order 10 more keys from Quality Lock.
- **Vista Valley Tree-** Upon a motion duly made by Linda Shafer, seconded by Kathleen Rohan, and unanimously carried, the Board approved the proposal in not to exceed amount of \$1500.00 to trim, lace, & cut trees.
- **Pest Control – Regular Service and Spot Termite Treatment Bids –**
 - Pest Patrol bid to spot treat termites was approved in July 2023 meeting
 - Board decided to hold off on bid for monthly service due to added cost over current service contract.

Ratify

- **Alera Group-** Upon a motion duly made by Linda Shafer, seconded by Keyur Nagrik, and unanimously carried, the Board approved to ratify the new annual insurance policy in the amount of \$24,453.00.
- **24 Hour Elevator-** Upon a motion duly made by Linda Shafer, seconded by Kathleen Rohan, and unanimously carried, the Board approved to ratify the contract with 24 Hour Elevator in the amount of \$350.00/month and repairs needed on the Elevator in the amount of \$19,869.00. The Board also approved ratifying the decision to terminate their contract with Urban Elevator. Note: The 24 Hour Elevator Maintenance bid was originally approved in the Board's July 2023 Meeting.
- **Community Holiday Party Budget-** Upon a motion duly made by Linda Shafer, seconded by Kathleen Rohan, and unanimously carried, the Board approved to increase the taco bar amount to \$700.00, was previously approved in the amount of \$400.00. Keyur to submit the receipt to management.
- **NCCB Streetside Railings Contract -** Upon a motion duly made by Linda Shafer, seconded by Kathleen Rohan, and unanimously carried the Board approved to ratify the additional bid from NCCB in the amount of \$9,000.00 to paint the entire streetside railings as part of the project to install new pickets.

NEW BUSINESS:

Spectrum - Upon a motion duly made by Linda Shafer, seconded by Kathleen Rohan, and unanimously carried, the Board approved a 5-year contract with Spectrum for community Wi-Fi and Cable TV

FINANCIALS:

Upon a motion duly made by Linda Shafer, seconded by Keyur Nagrik, and unanimously carried the Board approved the November & December 2023 Financials as prepared by Property Advantage subject to year-end independent 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 March 20, 2024

ADJOURNMENT:

*Upon a Motion made by Linda Shafer, seconded by Kevin McAllister, and carried, it was:
RESOLVED; to approve adjourning the Regular Meeting at 7:14 p.m.*

Approve: _____

Date: _____