

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
March 15, 2023
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

Keyur Nagrik	President
Linda Shafer	Treasurer
Kevin McAllister	Vice President
Kathleen Rohan	Secretary
Paul Tecker	Member at Large

BOARD MEMBERS ABSENT

None

ALSO PRESENT:

Cori Shipp Community Association Manager
As well as several homeowners

CALL TO ORDER:

The Meeting was called to order at 5:36 P.M. and was held at the Community Clubhouse.

PRESIDENTS REPORT:

Keyur reported the lobby is being renovated and new floors were installed, and the walls were painted. The palm trees have new lighting. The Board will be installing security cameras throughout the community. Gary has volunteered to install the cameras. Keyur is also looking into the solar project and has requested the Board appoint a solar committee to get the whole project formalized.

OPEN FORUM:

Don Gilliland – met with fire system company and they mentioned they may need to replace the pull stations.
Sterling – asked if owners are responsible for the dryer vents and the Board confirmed those are owner responsibility.

Karen Cowles – expressed her appreciation for the Board.

Maureen Nowell - expressed her appreciation for the Board.

MEETING MINUTES:

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

RESOLVED; to approve the Regular Minutes from January 18, 2023 and Special Meeting minutes from February 15, 2023 as written.

COMMITTEE REPORTS:

Maintenance/Landscape – Linda reported the landscapers are working on cleaning up landscaping by unit 4 and she is working with SDG&E to get the transformer work completed. Once the transformer work is completed then the entry landscaping will also be completed.

Communications – Linda reported the solar meeting was recorded and Linda will add that to the community website and Management will send it out to all owners through email.

Rules - Paul Tecker reported the committee met on February 23, 2023 to implement new rules including a discrimination policy per the HOA's legal advice. Also, there are remodeling/interior change rules that need additional details. The revisions will be sent out to the membership for review once completed.

Architectural – Linda reported the Design team has put together plans for the lobby. Kathleen reported the renovations are almost completed but the budget has been overspent. Therefore, the design committee is asking for additional funds to complete the remodel in the amount of \$3,000.

UNFINISHED BUSINESS:

Solar policy – Keyur reported there are so many variables and many civil code and CC&R requirements for completing the solar project. Therefore Keyur requested the HOA hire the HOA’s attorney to draft up a solar policy. *Upon a Motion made by Linda Shafer, seconded by Paul Tecker and carried, it was:*

RESOLVED; to approve having the HOA’s attorney draft the solar rules for \$500.

NEW BUSINESS:

Additional funds for Design Committee - *Upon a Motion made by Linda Shafer, seconded by Keyur Nagrik and carried, it was:*

RESOLVED; to approve giving the Design Committee \$3,000 to complete the renovations to the lobby.

Solar application for unit 17 – The Board will give approval as soon as possible once the site survey is provided.

Garage partition wall application unit 29 - *Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:*

RESOLVED; to approve the architectural application from unit 29 to add a partition wall in their garage to separate their garage from the neighbors.

Bid to repair roof leak at unit 15, 16 & 26 – Deans Rohan’s vendor is going to meet with the homeowners to get a second bid. Once bid is received the Board will approve through email since its an urgent matter. The bid for unit 16’s roof leak from Dils is \$2,415 but the Board agreed to wait and have Dean’s guy provide a second bid for that as well. Then the leak at Linda’s will also be looked at by Deans guy.

Soils engineer – There is erosion by the block wall along the walkway leading to the lagoon. The Board asked Management to check old soils engineer reports before hiring another soils engineer.

Termite treatment for unit 26 - *Upon a Motion made by Keyur Nagrik, seconded by Kathleen Rohan and carried, it was:*

RESOLVED; to approve the bid to treat termites in unit 26 for \$850 in unit 26’s attic.

Updated pest control contract - *Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:*

RESOLVED; to approve the updated contract for pest control which is increasing from \$60 to \$75 and asked Management to get another bid for pest service to consider for the future.

Proposed discrimination Policy - *Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:*

RESOLVED; to approve the proposed discrimination policy as presented to include in the Rules.

FINANCIALS:

The current financials were reviewed. *Upon a motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:*

RESOLVED: to receive and file the January 2023 financials to date, pending a year-end financial Review, by a Certified Public Accountant.

Closing bank account - *Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:*

RESOLVED; to approve closing out the Pacific Western bank account in the amount of \$6,850 and move that money into the Pacific Premier reserve account.

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 May 17, 2023

ADJOURNMENT:

Upon a Motion made by Linda Shafer, seconded by Kevin McAllister, and carried, it was:

RESOLVED; to approve adjourning the Regular Meeting at 6:48 p.m.

Approve: _____

Date: _____