

Tu Casa Homeowners Association

MEETING MINUTES - SPECIAL OPEN BOARD

May 4, 2022 in Tu Casa Club House – APPROVED @ 5/18/22 MEETING

Board Members Present: Kathleen Rohan, Kirk Cowles, Paul Tecker & Linda Shafer

Homeowners Present: Karen Cowles, Mo Nowell, Pat & Don Gilliland, Laura Slough, Sterling, John Gee, Dean Rohan, Keyur Nagrik, Ken McJimsey

1. Call to Order at 5:35pm
2. Bids for conduit in South driveway (infrastructure for e-car stations)

Motion made by Linda Shafer, seconded by Kirk Cowles and unanimously approved to ask Keyur to have a conversation with Tom Link to:

- Confirm details regarding ability to pull main wire through conduit to service all garages (
- Explain Kenny's bid to Tom and ask if he will lower his bid to \$10K or less. If yes, Keyur has authorization to approve Tom's Estimate 1037
- If Tom has a good explanation for why his Estimate 1037 is \$5K more than Kenny's, Keyur will come back to the Board for review.
- If Tom's explanation for why his bid is \$5K more makes no sense to Keyur, and Tom will not come down in his price, then the Board will approve Kenny's bid.

3. Bids to repair electricity to North dock

Motion made by Linda Shafer, seconded by Paul Tecker and unanimously approved to accept Tom Link' Estimate #1036 for \$2,925.00 to repair electrical to North Dock by replacing the wiring and GFIs and to replace the existing 4 dock lights (2 each on North and South Docks) with new LED lights

4. Bids to replace cast iron sewer line in South driveway

Motion made by Linda Shafer, seconded by Kirk Cowles and unanimously approved to allow Keyur to

- Speak with Trusty Plumbing to see if they can submit a bid by May 5th with same SOW as TM Bennett Plumbing to replace the sewer line
- If yes, and if Trusty Plumbing bid is \$11,500 or less, then Keyur is authorized to talk to Tyler Bennett to see if he can come down to \$12,500
- If TM Bennett Plumbing will lower his bid to \$12,500, Board agrees to accept the TM Bennett Plumbing Bid.
- If Trusty Plumbing Bid comes in at \$11,500 or less and TM Bennett Plumbing cannot lower their bid, then Board agrees to schedule a special meeting to do extra due diligence to decide which bid to accept.

5. Restoration Bids – (drain pipe issue between units 2-3)

Motion made by Kirk Cowles, seconded by Kathleen Rohan and unanimously approved to schedule asbestos test of leak in garage #2 and bathroom in Unit 3 utilizing MOBILAB (company recommended by Quick-Dry Flood Services) at a cost of under \$600. Then proceed to get final clean up estimate from Tamarack Restoration

6. Unit 19 Boat Dock Attachment Request

Motion made by Kirk Cowles, seconded by Kathleen Rohan and unanimously approved to approve Unit 19's Boat Dock Attachment Request as long as the attachment will be located on the North dock header in same spot as the current purple paddle boat and under the condition that the purple paddle boat is removed and stainless-steel screws are used for installation of the rack.

7. Driveway Project – Explanation of Impact and Homeowner Question/Answer Session

Board will work with contractor and community on special accommodations:

- Handicap parking spot in North driveway will be reserved for Sterling in Unit 4 for the duration of the project.
- Sterling in Unit 4 to reach out to Board members if he needs any help with access or getting groceries into his unit, etc during the project.
- Contractor will be notified that Unit 4 has an elderly patient that has a nurse visit Mon-Sat between 9-10am daily and may need 911 transport on short notice.
- Designated parking spaces in North driveway lot in front of garages 1 and 22 have been offered to use during the day for Tu Casa cleaners, landscapers, handyman and pool maintenance as needed.

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8. Rattlesnake issue on S side of the building.

Linda Shafer to work with Sterling to contact Bruce Ireland with Snake Wranglers to come out and collect the rattle snake that sunbathes outside Unit 4 daily between 11am-1pm.

8. Next Tu Casa Board Meeting

Wednesday, May 18, 2022. At homeowner request, we will look to change our Tu Casa Board Meeting Times to:

5:15pm for our every other month Executive Meeting Session

5:30pm for our every other month Regular Open Board Meeting

9. Adjourn @ 7:20pm