

TU CASA HOMEOWNERS ASSOCIATION MAY2020 OPEN MEETING MINUTES

05.18.2020 05:00 PM - 06:30 PM

Purpose	Tu Casa HOA Meeting Mon, May 18, 2020 5:00 PM - 7:30 PM (PDT) Please join my meeting from your computer, tablet or smartphone. https://global.gotomeeting.com/join/805876229 You can also dial in using your phone. (For supported devices, tap a one-touch number below to join instantly.) United States: +1 (571) 317-3112 - One-touch: tel:+15713173112,,805876229# Access Code: 805-876-229 New to GoToMeeting? Get the app now and be ready when your first meeting starts: https://global.gotomeeting.com/install/805876229
Attendees	Ryan Galasso
Guests	Gerrie Boon, Kirk Cowles, Linda Shafer, Lynda Savage
Location	GoToMeeting due to COVID-19

1. CALL TO ORDER

05:00 PM-06:30 PM

Discussion • Motion to call meeting to order at 5:03PM

2. GENERAL NOTIFICATION OF EXECUTIVE SESSION - Civil Code 4935

Description *The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a)*
~ *Litigation*
~ *Matters relating to formation of contract with third parties*
~ *Member Discipline*
~ *Personnel matters*

3. HOMEOWNER FORUM

Discussion • Unit 17: Appreciative to remove the tree that was floating. Also had concerns about the dead fish smell due to the red tide. Outside door of Ken, the covers are loose and needs tightening, it is a tripping hazard. Also requested updated information on the sump pump proposal.
• Unit 2: SDGE meters in front of unit are loose and may need to be replaced
• Unit 30: Request from Western Towing for sign on property. Leaks in the South/North Stairwell. Request to clean the garage doors.

4. Previous Meeting Minutes

 Tu Casa Homeowners Association Open Meeting - Minutes.pdf

Discussion • Item 7.1: Correction to seek more information on final HWL bill on what work they completed for that bill and add requested clarification on remaining city requirements and how long permit would be good for.

Vote:

 **Motion to approve 04.20.20 Open Session Minutes with update to item 7.1**

Motioned by: Linda Shafer

Seconded by: Lynda Savage

Majority reached


Participants:	Yes: 4 (100%)	No: 0 (0%)
Gerrie Boon	✓	
Kirk Cowles	✓	
Linda Shafer	✓	
Lynda Savage	✓	

5. ARCHITECTURAL COMMITTEE REPORT



Architectural Log 5-17-2020 1532.pdf

Vote:

 **Motion to approve Unit 17 3 skylights (replace existing skylight over kitchen, add sun tunnel over Masterbath and add skylight over 2nd bedroom)**

Motioned by: Linda Shafer

Seconded by: Lynda Savage

Majority reached

Participants:	Yes: 4 (100%)	No: 0 (0%)
Gerrie Boon	✓	
Kirk Cowles	✓	
Linda Shafer	✓	
Lynda Savage	✓	

6. Maintenance Request Report

Vote:


 **Motion to approve cleaning of garage doors (soap/water) up to \$300**

Motioned by: Gerrie Boon

Seconded by: Linda Shafer

Participants:	Yes: 4 (100%)	No: 0 (0%)
Gerrie Boon	✓	
Kirk Cowles	✓	
Linda Shafer	✓	
Lynda Savage	✓	

Vote:

 **Motion to approve replacement of carpet in lobby up to \$300 with current carpet from storage**

Motioned by: Linda Shafer

Seconded by: Gerrie Boon

Majority reached

Participants:	Yes: 4 (100%)	No: 0 (0%)
Gerrie Boon	✓	
Kirk Cowles	✓	
Linda Shafer	✓	
Lynda Savage	✓	

7. UNFINISHED BUSINESS


7.1. Update on Driveway Project

- Discussion**
- Board requested the final forms to the association plus find out what additional costs are needed and how long the permit is valid for.
 - Management to clarify what April 16 invoice from HWL is for

7.2. Landscaping Proposals

- Discussion**
- Remind Pedro at Greenline Landscaping to clean rock area on water front by Units 1-4

7.3. Board of Directors Code of Conduct

Vote:  **Motion to accept the Code of Conduct from Adams Stirling for the Board of Directors with the change that the President can appoint a member to address other vendors**

Motioned by: Linda Shafer Seconded by: Kirk Cowles

Majority reached

Participants:	Yes: 4 (100%)	No: 0 (0%)
Gerrie Boon	✓	
Kirk Cowles	✓	
Linda Shafer	✓	
Lynda Savage	✓	

7.4. Apt A City Requirements

- Discussion**
- Remove from agenda until later date

8. Policy on Communications

Discussion *Remove from Agenda as covered in Board Approved Code of Conduct*

9. Review AED Policy

- Discussion**
- Board discussed the current AED on premises and how the board could minimize any liabilities. Board discussed what additional training they would need for the association.

10. NEW BUSINESS

- Discussion**
- Board will obtain a solar proposal from a company to pay set monthly electricity cost and there is no cost for the solar.
 - Board reminded the association that on May 27th the fire alarm testing is to occur and they need to hear fire alarms going off in each bedroom

10.1. Pool Re-opening

- Discussion**
- Board discussed when the pool can be re-opened. Current state requirement is at Stage 2 and the pool cannot be opened until Stage 3 so the pool is to remain closed until further notice.

10.2. Newsletter Approval

Discussion *Remove from Agenda. Board agreed Secretary will write Newsletters and send to Board requesting they advise if objections. If none, Secretary will send out Newsletter. If any objection, Secretary will hold off to review at next open meeting.*


11. PRESIDENTS REPORT

- Discussion**
- Kirk reiterated the pool closure status and update on the paver project.

12. FINANCIALS

- Discussion**
- Board agreed to reimburse homeowner \$40 in fees related to lost assessment check.

12.1. March 2020 Financials

 48_20200419153345.pdf

Vote:


 **Motion to approve March 2020 financial report pending financial audit and update to bank statements**

Motioned by: Linda Shafer Seconded by: Lynda Savage

Majority reached

Participants:	Yes: 4 (100%)	No: 0 (0%)
Gerrie Boon	✓	
Kirk Cowles	✓	
Linda Shafer	✓	
Lynda Savage	✓	

12.2. April 2020 Financials

 48_20200517114723.pdf

- Discussion**
- Motion to table until next month
 - Management clarified for Treasurer that negative income is due to deferral of monthly assessments (April, May, June 2020)

13. ADJOURNMENT

- Discussion**
- Motion to adjourn at 6:13PM