

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 17, 2018  
REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Angel Brown	President (via teleconference)
June Delany	Vice President
Gerrie Boone	Treasurer
Lisa Feterolf	Secretary
Bob Chotiner	Member at Large

**BOARD MEMBERS ABSENT**

None

**ALSO PRESENT:**

Cori Shipp from Lindsay Management  
As well as several homeowners

**CALL TO ORDER:**

The Meeting was called to order at 5:00 P.M. at the community clubhouse.

**OPEN FORUM DISCUSSION:**

- Paver project
- Spa Cover torn
- Parking in permit parking lot

**MEETING MINUTES:**

The Board reviewed the previous Regular Meeting Minutes. **Upon a Motion made by Bob, seconded by June, and carried, it was:**

**RESOLVED; to approve the Regular Meeting Minutes from August 14, 2018 as presented.**

**ARCHITECTURAL REPORT-** Bob Chotiner from the Architectural Committee reported that the Civil Engineers contract was sent to the attorney for review. The attorney provided their recommendations as an addendum to the contract. If the Engineer agrees to include the addendum, then the project will be moving forward which can take up to 2 to 3 weeks. The grading permit can take up to 6 months to be completed.

**FINANCIALS:**

The Board reviewed the current Financial Statements. Upon a motion made by June, seconded by Angel, and unanimously carried, it was

**RESOLVED; to receive and file the August, 2018 financials, pending year-end review, by a certified public accountant.**

**UNFINISHED BUSINESS:**

**Vacant apartment** - The Board discussed possibly updating the vacant apartment into a library or gym with volunteer efforts from the community. Lisa agreed to head the project.

**Year round pool heating** - Tabled until next meeting.

**NEW BUSINESS:**

**Davis Sterling "Common Interest Development Act"** - The Board discussed the "Common Interest Development Act" to determine if this civil code supersedes the HOA's CC&Rs with regard to maintenance responsibilities. This civil code is in agreement with what the existing CC&Rs already state for maintenance responsibility and do not supersede the HOA's CC&Rs.

**Shower station** - The Board agreed to have Russ Shafer repair the shower.

**Bylaw change regarding who can be on the Board** - Tabled for following meeting.

**Waste Management** - Upon a motion made by Gerrie, seconded by Angel, and unanimously carried, it was **RESOLVED; to approve changing out the recycle containers to a 3 yard recycle bin, for once a week service which will be at a reduced rate.**

**EXECUTIVE MEETING OVERVIEW:**

**CONTRACTS:**

**Bid to approve plumbing in units #10 and #20** - Upon a motion made by Angel, seconded by Bob and carried, it was:

**RESOLVED: to approve the bid provided by Terry McCann to repair the leak in the plumbing line in the common walls, near units #10 and #20 for \$1,345.**

**Replace restroom faucets** - The Board agreed to have a Board member research prices for new sinks and faucets and discuss this at a future meeting.

**ADDITIONAL DISCUSSIONS FROM THE EXECUTIVE SESSION:**

The Board also discussed delinquencies and disciplinary actions and approved the previous Executive Meeting Minutes.

**NEXT MEETING DATE:**

Scheduled for October 15, 2018 at 5:00 PM.

**ADJOURNMENT:**

Upon a Motion made by Bob, seconded by June, and carried, it was:

**RESOLVED; to approve adjourning the Regular Meeting at 6:41 p.m.**

Approve: \_\_\_\_\_

Date: \_\_\_\_\_