#### TU CASA HOMEOWNERS ASSOCIATION

DRAFT Annual Meeting Minutes

August 23 at 5:30 PM in Tu Casa HOA Club House

**Management Present:** Amanda Upchurch

**Homeowners Represented by Unit Number**: 1-Mo Nowell, 2-Gary McJimsey, 4-Sternling Bantle, 9-Dean Rohan, 15-Jamison Slough, 17-Don & Pat Gilliland, 21-John Gee, 22&23-Karen Cowles, 25-Bonnie Gibson, 27-Phil & Lynda Savage and Cheryl Tecker,

**Board Members by Unit Number**: 9-Kathleen Rohan, 16-Keyur Nagrik, 18-Kevin McAllister, 26-Linda Shafer, 27-Paul Tecker

**Homeowner Units represented** – 14 unit represented, did not meet quorum

1. **Call to Order** @ 5:32pm on August 23, 2024
2. **Approval Prior Year Annual Meeting Minutes**

Due to lack of quorum, the Annual Meeting minutes will be on the next open meeting agenda to review for approval.

1. **Approve Annual IRS Resolution**

Any amounts collected by or paid to the Association in excess of Operating Expenses for the Fiscal Year End shall be set aside as Reserves for future financial needs, as provided by the guidelines established in Revenue Ruling 70-604.

Due to lack of quorum, the Board will vote on the Annual Tax Resolution at their next meeting.

1. **New Board Election Results**

The number of candidates running for the Board was not more than the number of vacancies. Therefore, with only two candidates running and two vacancies on the Board, the candidates listed below have been elected by acclimation to the Board for a two-year term:

KATHLEEN ROHAN and PAUL TECKER

1. **Presidents Report**

* Acknowledged and gave thanks to the Board and homeowners that have contributed time effort, expertise and independent financial contributions to the HOA.
* Encouraged everyone to treat our common areas as their own home. Imploring the community to clean up after themselves and their guests and not take for granted that someone else will clean up after them.
* Reminded Homeowners that close to $300K of our reserves have been spent over the last 2-3 years out of necessity due to deferred maintenance.
* Solar install starts Sept 9-16 for residents and solar for HOA. Engineers have completed their work and permits have been granted. Notices regarding the work will go out soon.

**VI Treasurers Report**

Acknowledged the tremendous amount of work that has been done for our HOA by volunteer Board Members, Committee Members and Homeowners, noting how fortunate we are to live in such a great community! All the volunteer hours, expertise, physical labor and monetary contributions have allowed the Board to complete a multitude of deferred maintenance and property enhancement projects with a high degree of cost saving efficiencies for our homeowners. As of July 31st, we have approximately $140K in reserves. A spreadsheet of items under consideration for budget planning over the next 1-5 years was distributed to meeting attendees and discussed.

1. **Special Assessment Discussion to Fund Projects**

Member input was encouraged regarding projects considered, their priority and funding options.

* Lagoon Side Exclusive Use Balcony Railings – Membership requested Board get pictures of a couple of options to the membership. Estimates range from $200K to $400K.
* Options to deal with erosion on lagoon side of the complex.
* Security Gates on each driveway – of the units represented at the meeting, all but one was in favor.
* Plumbing- Individual shut offs per stack.
* Upgrade Elevators - Aesthetically
* Roof Repairs –
  + Garage Roof is at end of life and leaking – Board suggested when we re-roof, we could utilize/enhance the space by adding turf and deck area with some quiet outdoor activities (ie. Italian bocce ball court, shuffle board, etc). Discussed anything added should be low noise activity and should not add lighting (so area would not be used during evening hours).
  + Plan to re-roof 2 units within the next 5 years.
  + Roughly $7K additional proactive roof repairs suggested for this year..
* Painting lobby stairwell railings – agreed low priority.
* Club House – suggestion to install roof ventilation to pull out heat.
* Pool Bathrooms – Add electric hand dryers (eliminate papers towels in bathrooms which caused two incidents of clogged toilets this summer) and repair bathroom drywall and re-tile

1. **Open Forum –** included homeowners in discussion of budget planning and projects under consideration.
2. **Adjournment** @ 7:06pm

**TU CASA HOMEOWNER ASSOCIATOIN**

**DRAFT ORGANIZATIONAL MEETING MINUTES**

**Call to Order** @ 7:07pm on August 23, 2024

**Confirm new Board Member Positions**

President: Keyur Nagrik

VP: Kevin McAllister

Treasurer: Linda Shafer

Secretary: Kathleen Rohan

Member at Large: Paul Tecker

**Adjournment** @ 7:08pm