TU CASA HOMEOWNERS' ASSOCIATION DRAFT ANNUAL MEETING OF MEMBERSHIP September 20, 2023

MINUTES

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

Cori Shipp Community Association Manager Homeowners in attendance were: Dean Rohan, Don and Pat Gilliland and Karen Cowles.

CALL TO ORDER:

The Meeting was called to order at 6:55 P.M. at the community clubhouse. Since the Board opted to use Election by Acclimation to elect the new Board members, no quorum requirements need to be met either in person or through secret ballot.

ANNOUNCEMENT OF BOARD MEMBERS ELECTION BY ACCLIMATION:

A new law was signed by the Governor, effective January 1, 2022, which allows for "election by acclamation" for all associations. This means that associations can forego sending out ballots if the number of candidates running for the Board is not more than the number of vacancies to be elected. Therefore, with only three candidates running and three vacancies on the Board, the candidates listed below have been elected to the Board for a two-year term:

Linda Shafer Keyur Nagrik Kevin McAllister

ANNUAL MEETING MINUTES:

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

ANNUAL TAX 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. Upon a motion made, seconded, and unanimously carried, it was

RESOLVED; to approve the transfer of excess operating funds to the Reserves at the fiscal year end, in accordance with Revenue Ruling 70-604.

OPEN FORUM:

Karen Cowles – Thanked the Board for their services.

TREASURERS REPORT:

Linda gave an overview of the HOA's financials, with reminder of all the high dollar items accomplished over the past couple of years.

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PRESIDENTS REPORT:

Keyur thanked the Board and all members of our community who pitched in to help with many projects over the year. An update on community solar projects was provided along with a review of potential options for the area outside the Fitness Center which will be held for consideration later next year.

ORGANIZATIONAL MEETING:

Immediately following the Annual Meeting, the new Board held an Organizational Meeting in which they agreed to designate the Officer positions as follows:

- President Keyur Nagrik
- VP Kevin McAllister
- Secretary Kathleen Rohan
- Treasurer Linda Shafer
- Director at Large Paul Tecker

ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 7:19 pm

Attest:_____ Board Member Signature

Date