

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 19, 2018  
REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

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

**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:**

No discussion topics to take note of.

**MEETING MINUTES:**

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

***RESOLVED; to approve the Regular Meeting Minutes from October 15, 2018 with two adjustments.***

**ARCHITECTURAL REPORT-** Angel reported that the paver project is moving slower than expected and a walkway bid has been approved with Allied Coatings. A sample of the new walkway surface has been done outside the vacant apartment and the sample looks really good.

**FINANCIALS:**

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

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

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

**Unit 11 loose railing** - The Board agreed to have the handyman take a look at both unit 11 and 17 to have the loose railings repaired.

**Survey for vacant apartment** - The Board agreed to hold off on sending out a survey for the vacant apartment at this time.

**Ratify the approval for the 2nd plumbing repair at unit #10** - *Upon a Motion made by Angel, seconded by June, and carried, it was:*

***RESOLVED; to approve the bid provided by Terry McCann to repair a second leak found while doing the first leak repair for unit #10, in the amount of \$830.***

**Survey for pool heating - Upon a Motion made by Gerrie, seconded by June, and carried, (Angel abstained) it was:**

**RESOLVED; to approve sending out a second survey regarding heating the pool, through an electronic survey.**

**EXECUTIVE MEETING OVERVIEW:**

**CONTRACTS:**

**Bid for replacing walkway surfaces - Upon a Motion made by Angel, seconded by Bob, and carried, it was:**

**RESOLVED; to approve the bid from Allied Coatings to replace the walkway coating throughout the complex, in the amount of \$48,400 plus the cost of removing the carpet and glue for an additional \$12,300 and not to exceed \$72,840 in the event there are unforeseen expenses. The Board agreed to have the project start on December 3rd and have the carpet removed on November 29th.**

**Main line repair - Upon a Motion made by June, seconded by Angel, and carried, it was:**

**RESOLVED; to approve the mainline repair for the irrigation leak behind the pool house.**

**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 December 17, 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 8:15 p.m.**

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

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