

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
October 20, 2021
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

Linda Shafer	Secretary
Kevin McAllister	Vice President
Gerrie Boone	Treasurer
Paul Tecker	Member at Large

BOARD MEMBERS ABSENT

Kirk Cowles	President
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ALSO PRESENT:

Cori Shipp Community Association Manager
As well as several homeowners

CALL TO ORDER:

The Meeting was called to order at 5:00 P.M. and was held at the Community Clubhouse.

OPEN FORUM:

Below is a brief description of homeowner discussion topics during Open Forum:

- Don Gilliland and Jim Strickland - Discussed the paver project and railings
- Kathleen Rohan - railing project, driveway project, apartment renovations and extending deck
- Jamison Slough and Keyur Nagrik - transforming room above the garage into a gym and putting air hockey in vacant room
- Sterling from unit 4 - boat docks

PRESIDENTS REPORT:

There was no report provided this month since Kirk Cowles was not present.

MEETING MINUTES:

The Board reviewed the previous Regular Meeting Minutes. *Upon a Motion made by Linda Shafer, seconded by Gerrie Boone and carried, it was:*

RESOLVED; to approve the Regular Meeting Minutes from September 15, 2021 as presented.

COMMITTEE REPORTS:

Maintenance/Landscape - Gerrie Boone had nothing to report.

Communications - Linda Shafer had nothing to report.

Rules - Gerrie Boone stated there is nothing to report.

Architectural - The Architectural Committee agreed to hold a meeting on October 28th at 5:30 pm to discuss the paver project.

UNFINISHED BUSINESS:

Car charging station - The Board asked Management and Paul Tecker to research more options on the car charging stations and put on next agenda.

Janitorial contract - *Upon a Motion made by Linda Shafer, seconded by Gerrie Boone and carried, it was:*
RESOLVED; to approve the 7% increase on the janitorial contract.

NEW BUSINESS:

Deck inspection bids - *Upon a Motion made by Linda Shafer, seconded by Gerrie Boone and carried, it was:*

RESOLVED; to approve the bid from "Focus Inspection Group" in the amount of \$23,225 to inspect all elevated decks and walkways to comply with the new SB 326 requirements.

Glass wall bid - *Upon a Motion made by Linda Shafer, seconded by Gerrie Boone and carried, it was:*

RESOLVED; to approve not replacing the glass fence panel and install a palm and or birds of paradise instead.

Bid to remove Mexican Fan Palms - *Upon a Motion made by Linda Shafer, seconded by Gerrie Boone and carried, it was:*

RESOLVED; to approve the bid from Green Line in the amount of \$285 to remove the Mexican Fan Palms.

Project to renovate the vacant apartment over garages - *Upon a Motion made by Linda Shafer, seconded by Gerrie Boone and carried, it was:*

RESOLVED; to approve allowing owners Keyur and Kathleen to renovate the vacant room over the garages into a gym/rec room. They will present their plan for the Boards approval for the November meeting.

Heating the pool year-round - *Upon a Motion made by Linda Shafer, seconded by Gerrie Boone and carried, it was:*

RESOLVED; to approve heating the pool for November and then the Board will discuss further at the next meeting if they want to heat it year-round.

Lighting - *Upon a Motion made by Linda Shafer, seconded by Gerrie Boone and carried, it was:*

RESOLVED; to approve allowing Gerrie to spend up to \$750 to buy new lights for the palm trees and have them installed.

Painting electrical box in front of building - *Upon a Motion made by Paul Tecker, seconded by Gerrie Boone and carried, it was:*

RESOLVED; to approve having a local painter come and paint the electrical box in the amount of \$350 with artwork, pending City and SDG&E approval.

Replanting potted plants around the community - *Upon a Motion made by Linda Shafer, seconded by Gerrie Boone and carried, it was:*

RESOLVED; to approve allowing Linda Shafer to spend up to \$150 to replant the potted plants.

Pickleball court - *Upon a Motion made by Linda Shafer, seconded by Gerrie Boone and carried, it was:*

RESOLVED; to approve allowing Linda and Russ to paint the driveway with a pickleball court.

FINANCIALS:

The current financials were reviewed. *Upon a motion made, seconded and carried, it was:*

RESOLVED: to receive and file the September 2021 financials, pending a year-end financial Review, by a Certified Public Accountant.

OVERVIEW OF EXECUTIVE MEETING:

The Board reviewed delinquencies, disciplinary actions and approved the Executive Meeting Minutes from the prior meeting.

NEXT MEETING DATE:

Scheduled for November 17, 2021 PM.

ADJOURNMENT:

Upon a Motion made by Linda Shafer, seconded by Paul Tecker, and carried, it was:

RESOLVED; to approve adjourning the Regular Meeting at 6:55 p.m.

Approve: _____

Date: _____