

**TU CASA HOMEOWNERS' ASSOCIATION
ANNUAL MEETING OF MEMBERSHIP
AUGUST 18, 2021**

MINUTES

BOARD MEMBERS PRESENT:

Linda Shafer	Vice President/Secretary
Lynda Savage	Member at Large
Kirk Cowles	President
Gerrie Boone	Treasurer

ALSO PRESENT:

Cori Shipp Community Association Manager

Homeowners in attendance were: Ken McJimsey, Maureen Nowell, Don Gilliland, Jim and Gerrie Boone, Karen Cowles, Kirk Cowles, Linda Shafer, Lynda and Phil Savage and John Gee.

CALL TO ORDER:

The Meeting was called to order at 5:30 P.M. at the community clubhouse.

QUORUM:

The Inspector of Election reported that a quorum had been established with eighteen (18) members represented either in person or by secret ballot.

ANNUAL MEETING MINUTES:

Upon a Motion made, seconded and unanimously carried, it was:

RESOLVED; to accept the Minutes of the 2020 Annual Meeting, as presented.

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

OPEN FORUM:

- Jim Boone - talked about the dues increase and the driveway project.
- Don Gilliland - reported people sitting on the wall near lagoon and people trespassing and a need for security gates to secure the community.
- John Gee - asked what the plan is for the vacant apartment over the garages and reported a water pressure issue

ELECTION BUSINESS

Inspector of Election – Maureen Nowell, Don Gilliland and Ken McJimsey acted as the inspectors of election.

Election results - Ballots were tallied and the following candidates have been elected to the Board:

Linda Shafer

Kirk Cowles

Kevin McAllister

Presidents report -

Kirk Cowles (Board President) reported the following repairs have taken place in the community since the last Annual Meeting: plumbing work, jacuzzi spa pump replaced, several roofs were resurfaced, replaced all wall mount entry lights in front of every unit, replaced the gate by the parking lot going into the pool as well as the gate by the lagoon to add more security, put locks on all stairwells, dock repairs, separated the grass irrigation from the planters so eliminate over watering, replaced the pool toilets as well as a sink, working on installing fishing line to deter swallows, hired a new landscape company to provide a new landscape plan. Want to start developing a plan for the driveways and railings. The Arch Committee is waiting for one more bid for the driveway project before moving forward for impervious pavers. Then consideration items are: changing out the clubhouse sliders, adding a shade on the clubhouse windows, creating a plan for over garage apartment and lastly enhance the lobby area.

ORGANIZATIONAL MEETING

The new Board agreed to designate the Officer positions as follows:

Linda Shafer

Kirk Cowles

Gerrie Boone

Kevin McAllister

Vice President/Secretary

President

Treasurer

Member at Large

ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 6:40 pm

Attest: _____
Board Member Signature

Date