

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 20, 2022
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

Kirk Cowles	President
Linda Shafer	Treasurer
Kevin McAllister	Vice President
Kathleen Rohan	Secretary
Paul Tecker	Member at Large

BOARD MEMBERS ABSENT

None

ALSO PRESENT:

Cori Shipp Community Association Manager
As well as several homeowners

CALL TO ORDER:

The Meeting was called to order at 5:30 P.M. and was held at the Community Clubhouse.

OPEN FORUM:

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

Ken McJimsey – Reported tree debris along the lagoon

Denny and Bonnie Gibson – Smell in stairwell

Karen Cowles – Ask to have chair removed from common area

Linda and Phil Savage – remind owners to close fire doors and concerned about spending and the reserve fund levels.

Sterling – nothing to report

Don and Pat Gilliland – said gym is a great addition to the community. Thanked board and asked them to continue to think about requiring a deposit for use of club house. Board to send Newsletter reminder for anyone reserving the club house about no tape on walls and after their party, they need to empty trash (in clubhouse and outside) and wipe down all tabletops, counters and floor. Kathleen/Linda to monitor calendar and send folks reminder of the responsibility when they reserve and try to check the room after each party for compliance.

Dean Rohan – nothing to report

John Gee – asked if he can order heater and flooring for sauna

Maureen – nothing to report

James Slough – nothing to report

MEETING MINUTES:

The Board reviewed the previous Regular Meeting Minutes. Upon a Motion made by Paul Tecker, seconded by Kathleen Rohan and carried, it was:

RESOLVED; to approve the Regular Minutes from May 18, 2022, contingent upon one change which is to change to Driveway project core team under architectural.

COMMITTEE REPORTS:

Maintenance/Landscape - Linda/Cori will put together the schedule of work for the handyman which will include: Adjusting all stairwell doors to auto close (and not slam), stucco repairs, touch up painting and other items from July walk through list.

Communications - The Communications Committee reported they are in the process of creating a new newsletter and if anyone has anything to add please let Cori or Linda know.

Rules - Paul Tecker reported there is nothing new for the rules at this time.

Architectural - The Design Team is going to start working on the budget for the stairwells and lobby. The second part of the Driveway project will start September 12th and the e-car infrastructure is in place.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Coupon booklets – The Board reported coupon booklets have been sent out to all owners.

2022-2023 Projects and special assessments – Board to schedule a Special Meeting on Aug 10th to review list with estimates and prepare for September Regular Meeting.

Firepit option – The Board agreed not to have a gas line installed to the firepit at this time.

Cable Company Issues and request from unit 9 – Spectrum Cable company is going to come and assess if cable can be installed in the fitness center due to a faulty wiring which will require redoing the wiring. Dean and Kathleen Rohan asked the Board for approval to install cable into their unit. Upon a motion made by Kirk Cowles, seconded by Kathleen Rohan and carried, it was:

RESOLVED: to approve having the HOA pay Dils Roofing \$395 to reseal the roof penetration after the cable is installed providing, they have written approval from the two units above him.

Designation of outermost leg of south dock as open space for drop off/pickup – Upon a motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:

RESOLVED: to approve documenting that the most southern leg of the dock be designated as open space for loading and unloading common space and add as a rule in the HOA's Rules.

Janitorial rate increase – The Board agreed to table this discussion until the Board has more time to review their contract and see if Gloria the previous woman servicing the account can meet the requirements in order to take on the HOA to continue to service the HOA. The Board agreed to request that all owners volunteer to help clean the fitness center in the interim. The Board also authorized Kathleen Rohan to buy cleaning supplies for the fitness center as needed.

Bid for flush mount lights in the common area by the docks - Upon a motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:

RESOLVED: to approve replacing 13 walkway lights near the docks with flush mount low voltage lights but will install a total of 20 lights throughout the community for \$1,280 plus \$100 to replace light timer.

Board Member Resignation – Kirk Cowles announced that he is resigning from the Board as of the end of this meeting.

Sauna and Club House Fireplace - Upon a motion made by Kirk Cowles, seconded by Linda Shafer and carried, it was:

RESOLVED: to approve spending no more \$2,200 on the sauna for replacing the flooring, new heating unit and electrical hookup and no more than \$2,000 for Club House fireplace unit, including labor.

Electric Bid for Landscape Lights - Upon a motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:

RESOLVED: to approve the bid from Tom Link in the amount of \$1,280 to replace landscape lights with in ground puck lights, to include an additional \$100 to remove ancient timer and replace with photo sensor.

Alternative Palm Tree Lighting – Kathleen agreed to look into lights that shine up on Palms instead of using the current wrap around Christmas lights.

FINANCIALS:

The current financials were reviewed. Upon a motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:

RESOLVED: to receive and file the June 2022 financials to date, 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 September 21, 2022 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 7:32 p.m.*

Approve: _____

Date: _____