

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
December 16, 2020
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

Kirk Cowles President
Gerrie Boone Treasurer
Linda Shafer Vice President/Secretary

BOARD MEMBERS ABSENT

Lynda Savage Member at Large

ALSO PRESENT:

Cori Shipp from Property Advantage
As well as several homeowners

CALL TO ORDER:

The Meeting was called to order at 5:00 P.M. and was held online due to the COVID 19 Pandemic.

OPEN FORUM:

The topics discussed during open forum are listed below:

- Community lighting
- Pressure Regulator in the common area needing replacement
- Gates
- Soil under wall along the beach may need to be reinforced

MEETING MINUTES:

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

RESOLVED; to approve the Regular Meeting Minutes from November 9, 2020, as presented.

COMMITTEE REPORTS:

Maintenance/Landscape - Nothing to report.

Communications - Nothing to report.

Rules - The Board agreed to discuss the Rules with the Rules Committee and will put on the January agenda.

Architectural - The committee is working on their projects and will have a report for the January meeting.

UNFINISHED BUSINESS:

Security cameras – The Board agreed to table this discussion until the January meeting in order to do more research.

NEW BUSINESS:

New hose and a plunger - *Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:*

RESOLVED; to approve allowing Gerrie Boone, to purchase a hose and a plunger for the community not to exceed \$100.

Bid to replace pool gate - *Upon a Motion made by Kirk Cowles, seconded by Linda Shafer and carried, it was:*

RESOLVED; to approve the bid from “Glass Wall Systems” to replace the glass gate for \$4,470 as well as the bid to reset the existing glass for \$180.

New rental laws - The Board agreed to have Management get a bid from the attorney to amend the CC&Rs to comply with the new rental restrictions.

Bid to replace old toilet - *Upon a Motion made by Gerrie Boone, seconded by Kirk Cowles and carried, it was:*

RESOLVED; to approve having "Tylor Bennett Plumbing" replace both toilets at the pool area as long as the cost does not exceed \$1,000.

Bid to replace bathroom faucet - The Board agreed not to replace the faucet since it's still working.

Shutting off pool heater - *Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:*

RESOLVED; to approve shutting off the pool heater from now until March 1st.

Dock Fee - *Upon a Motion made by Gerrie Boone, seconded by Kirk Cowles and carried, it was:*

RESOLVED; to approve combining the dock fee with the regular dues so there is no confusion.

Create a priority list - The Board discussed the items to include on the Priority List which the Architectural Committee will discuss and decide on the order of the priority items and will present at the January meeting. The items the Board would like the Architectural Committee to include on the list are: Paver project, Roofs, Railings, East Rip Rap Erosion, Security Cameras with their ongoing monthly maintenance, sliding security gates to include parking lots, apartment A and bird deterrents where needed.

Bid to install locks on stairwell doors - *Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:*

RESOLVED; to approve the bid from "Quality Lock and Safe" to replace the 3 stairwell locks excluding the front door for \$1,053.

Date of next year's Annual Meeting - The Board agreed to hold all future Annual General Meetings on the same date as the August Regular Meeting date.

FINANCIALS:

The Board agreed to table the October financials until the January meeting so they can also review the November financials.

OVERVIEW FROM THE EXECUTIVE SESSION:

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

NEXT MEETING DATE:

Scheduled for January 20, 2021 PM.

ADJOURNMENT:

Upon a Motion made by Linda Shafer, seconded by Kirk Cowles, and carried, it was:

RESOLVED; to approve adjourning the Regular Meeting at 6:45 p.m.

Approve: _____

Date: _____