

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**July 11, 2024**

**REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Keyur Nagrik	President
Linda Shafer	Treasurer
Kevin McAllister	Vice President
Kathleen Rohan	Secretary
Paul Tecker	Member at Large

**BOARD MEMBERS ABSENT**

None

**ALSO PRESENT:**

Amanda Upchurch                      Community Association Manager  
Homeowners from Units:

**CALL TO ORDER:**

The Meeting was called to order at 5:21 P.M. and was held at the Community Clubhouse.

**PRESIDENTS REPORT:**

**OPEN FORUM:**

- Request the Board look into reinforcing the rip rap on lagoon side.
- Compliments on the community upgrades.

**MEETING MINUTES:**

Upon a motion duly made, seconded and unanimously carried, the Board approved the May 16, 2024 Meeting Minutes.

**COMMITTEE REPORTS:**

- A. Maintenance/Landscape Committee
  - a. Review bid to pressure wash driveways, walkways, and pool areas
    - i. Tabled
  - b. Fee for cutting up tree stump –suggest submit to BCPOA to pay
    - i. Tabled, do not believe JRT is charging HOA for cutting up the stump.
  - c. Schedule Vista Tree Service to cut flowers on large palms
    - i. Upon a motion duly made, seconded and unanimously carried the Board approved Linda & Kathleen to coordinate the timing to schedule Vista Tree Service to trim HOA's large palms.
  - d. Stucco Repair needed on Unit 5 (after deck repair)
    - i. Management has requested estimates and will forward them to the Board of Directors as received.
- B. Communications Committee – Need to deliver following communications:
  - a. A Board member is working on a Newsletter with summer reminders.
- C. Rules Committee
  - a. Potential Deposit for reserving Clubhouse for large parties.
    - i. Committee to draft new rules regarding reserving clubhouse
  - b. Enforcement of Parking Rules
    - i. Board is working to enforce existing parking rules.

D. Architectural Committee

a. Architectural Application: Unit 29

- i. After confirming the \$250 application fee has been received, the Board unanimously approved Unit 29's application contingent on Homeowner hiring DILS Roofing to seal any roof penetrations and Homeowner taking responsibility for moving the unit any time roof work is required and responsibility for leak or roof damage directly related to the A/C Unit.

**UNFINISHED BUSINESS**

A. Security Cameras

- a. Kathleen to work with Gary on location for the 10 cameras. Board suggested 4 pool gates, both entrances to the lobby, Trash Area, North dock ramp, S Driveway.  
Confirmed cameras do not have microphones (will not pick-up any sound)  
Will be programed to store up to one week at a time, then overwrite. Board Members will have login access to view tapes. Cameras will not have an additional storage cost.

B. Pets

- a. Upon a motion duly made, seconded and unanimously carried the Board agrees Tu Casa needs to provide homeowners a place for residents to walk their pet, but after receiving complaints about using the area outside the clubhouse, the Board agreed to request a quote from the Landscaper to install pet turf in the N. Parking lot area to the right of the two large palms and hose station for an amount not to exceed \$600.00.

**NEW BUSINESS:**

A. Threshold for management and Board Member(s) to approve maintenance work out of a meeting.

- a. Upon a motion duly made, seconded and unanimously carried, the Board approved a \$500.00 threshold for Board members and Management to approve (outside of a meeting for non essential maintenance/landscape items.

**FINANCIALS:**

- a. Upon a motion duly made, seconded and unanimously carried, the Board approved the May 31, 2024, Financials.  
b. Upon a motion duly made, seconded and unanimously carried, the Board of Directors approved to transfer \$30,000.00 to their reserve account from their CD at Pac Western Bank.

**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 August 23, 2024

**ADJOURNMENT:**

*Tu Casa Homeowners' Association  
Board of Directors- Regular Meeting  
March 7, 2024  
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***Upon a Motion made, seconded, and carried, it was:***

***RESOLVED; to approve adjourning the Regular Meeting at 6:48 p.m.***

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

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