

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
August 23, 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 5:01 P.M. and was held at the Community Clubhouse.

MEETING MINUTES:

Upon a motion duly made, seconded and unanimously carried, the Board approved the July 11, 2024 Meeting Minutes.

COMMITTEE REPORTS:

A. Rules Committee

a. **Adopt Rule Changes sent to membership 6/27/24**

- i. 3.9 Cost to Replace Common Area Key is \$50/Each
- ii. 9.2E Only electric BBQs are permitted on exclusive use balconies

RESOLUTION: Upon a motion duly made, seconded and unanimously carried, the Board ratified the above two changes to Tu Casa HOA Rules & Regulations.

UNFINISHED BUSINESS

A. Security Cameras

- i. Process – Managing and Monitoring Cameras
24/7 video surveillance has been established for the safety of our community. Eight cameras have been visibly installed to cover sight of the following common areas: All 4 glass pool gates, both dock ramps, the lobby and both lobby doors, the N and S parking lots and entry to the Fitness Center.

NEW BUSINESS:

- a) Approval to purchase and install Electric Hand Dryer in pool area restrooms. Board agreed this is necessary due to last two incidents of paper towels clogging and backing up in both pool area toilets.
- b) the Board agreed to complete towing contract form from West Coast Towing authorizing tow of cars in the North Parking lot if the car:
 - (1) Does not display a Tu Casa Authorized Red Parking Tag (with the Unit #)
 - (2) Is parked in front of a garage that belongs to another homeowner (and that homeowner/tenant reports the incident to the tow company).

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 12, 2024

ADJOURNMENT:

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

RESOLVED; to approve adjourning the Regular Meeting at 5:24 p.m.

Approve: _____

Date: _____