

Tu Casa Homeowners Association

SPECIAL OPEN BOARD MEETING

MEETING MINUTES

DATE: **Wednesday, August 10, 2022**
TIME: **5:30pm**
PLACE: **CLUB HOUSE**

Board Attendees: Linda Shafer, Paul Tecker, Kathleen Rohan, Kevin McAllister

HO Attendees: Dean Rohan, Don Gilliland, Ken McJimsey, Karen Cowles, Bonnie Gibson, Sterling, Keyur Nagrik

PURPOSE: **Prepare for Annual Meeting & Driveway Project**

1. **Call to Order @ 5:45pm**

2. **Application to fill open Board Position** – Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and unanimously carried it was:

RESOLVED: To appoint Keyur Nagrik to fill out the open Board Position vacated by Kirk Cowles. Remaining term is 8/2022 to 9/2023

3. **Review Potential Project List**

- Trash Service – Based on homeowner observation, Linda to call Republic Services to request their trucks not pull into our driveway, and instead, pickup dumpsters curbside
- Lighting Poolside
 - Maintenance Item – Board agreed to accept EcoLink Est 1047 for \$303.99 to increase system wattage to 600w for low voltage lights at SW corner of building and along lawn walkway.
 - Board to hold off on EcoLink Est 1045 for \$750 for middle (pool) palm tree area. Bonnie Gibson to get us picture of Palm spotlights on trees in the desert as potential option for all our lagoon side palms

4. **Review Budget / Reserves and Project Funding Options** - Upon a Motion made by Keyur Nagrik, seconded by Linda Shafer and unanimously carried it was:

RESOLVED: To put to vote a Special Assessment of \$150,000 (roughly \$5,000 per unit) to be paid ½ by 12/31/2022 and second ½ by 6/30/2023 with request for vote to be mailed to the membership by 9/1/2022.

Keyur to help coordinate a presentation for Board to provide to the membership explaining projects included in the assessment

5. Review/Approve Bids Related to N Driveway Project

- Board to continue due diligence regarding potential for Solar Carport in N driveway. Current estimates are ~\$125K from Sunfusion and ~\$134K from ATech.
- Keyur and Dean to talk to Tom Link regarding bid for potential E-Boat infrastructure work in N Driveway as part of N Driveway resurfacing project. Believe we just need to run conduit from transformer box to Electric room and a sweep for conduit from N most garage (#30) to glass wall. Board agreed to consider if revised bid is under \$1K
- Upon a Motion made by Linda Shafer, seconded by Keyur Nagrik and unanimously carried it was:
RESOLVED To approve (as part of the N Driveway Resurfacing Project) a bid not to exceed \$8,000 for prep work for sleeves, caps, caissons, footings, etc. as needed to prepare for potential solar carport in N Driveway. Driveway Core Team to continue due diligence in reviewing bids and options.
- Upon a Motion made by Linda Shafer, seconded by Keyur Nagrik and unanimously carried it was:
RESOLVED to have Keyur and Dean work with Tom Link to fine tune EcoLink's Est 1048 for E-car infrastructure in N Driveway. Clarify we do not need wiring for garage 1. Bid approved at not to exceed \$7,068

6. Adjourn @ 7:39pm