

**Tu Casa Homeowners Association
SPECIAL OPEN BOARD OF DIRECTORS MEETING**

March 31, 2022

SPECIAL MEETING MINUTES – Approved 5/18/22

BOARD MEMBERS PRESENT:

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| Kevin McAllister | Vice-President |
| Kathleen Rohan | Secretary |
| Linda Shafer | Treasurer |
| Paul Tecker | Member at Large |

BOARD MEMBER ABSENT: Kirk Cowles - President

HOMEOWNERS PRESENT: Keyur Nagrik, Dean Rohan, John Gee, John Wood
Ken McJimsey, Karen Cowles

CALL TO ORDER:

Meeting was called to order at 5:44pm and was held in Community Club House

DRIVEWAY RESURFACING PROJECT:

Review of Bids: As a follow-up to the Architectural Committee's March 24, 2022 meeting, Keyur Nagrik presented a report of the Committee's due diligence in reviewing bids and proceeding to fine tune the bid received from Precision Concrete as the recommended preferred vendor to resurface the community's North and South Driveways. Keyur explained after working with this vendor, another \$15K was shaved off the bid and all questions presented in last week's committee meeting were satisfactorily addressed.

Review of Timing if the Board Votes to Proceeds:

Phase 1 – South Driveway – Begin Mid-May with goal to complete before July 4

Phase 2 – North Driveway – Begin in the Fall

The General Contractor (Precision Concrete) takes responsibility for permits

Financial Impact of Driveway Project:

Discussed ability to complete Phase 1 with money already allocated in our Reserves for driveway resurfacing. This would allow the Board to keep with the aggressive timeline and lock in the project at today's prices. For Phase 2, the Board will need to discuss how to special assess. Previously a \$45,000 Special Assessment was approved (roughly \$1,500 per unit). That may or may not be enough. Agreed the Board will review in May as they work to approve Tu Casa HOA's 2022-2023 budget giving enough time to implement a decision before Phase 2.

Approve Bid: Upon motion made by Linda Shafer, seconded by Paul Tecker and unanimously carried, it was:

RESOLVED: To approve \$102,125 Bid dated 3/31/2022 from Precision Concrete for Phase 1 to resurface the South Driveway including potential additions to complete the project (example laying conduit for future e-car charging stations, unforeseen repairs, etc.) from reserves and allow Keyur (speaking on behalf of the Board and the Architectural Committee) to commit Tu Casa to a good faith deposit of up to \$5,000 to Precision Concrete for Phase 2 resurfacing of the North Driveway.

ADDITION TO TU CASA RULES & REGULATIONS

The Rules & Regulation Committee, after discussion in their March 24, 2022 meeting made a recommendation to the Board to add a No Smoking or Vaping Rule in all Tu Casa Common areas.

Approve New Rule: Upon a motion made by Linda Shafer, seconded by Kathleen Rohan and unanimously carried, it was:

RESOLVED: To add a new rule to Tu Casa HOA Rules and Regulations to state Smoking and/or Vaping is not allowed in all Tu Casa Common Areas (that Includes but is not limited to the Pool Area, Club House, Lobby, Stairwells, Walkways, Driveways and Fitness Center and specifically excludes individual units and exclusive use balconies)

NEXT REGULAR BOARD MEETING DATE: Wednesday, May 18, 2022 @ 5:00pm

ADJOURN: 6:30pm