

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 22, 2021
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

Linda Shafer	Vice President/Secretary
Lynda Savage	Member at Large
Kirk Cowles	President
Gerrie Boone	Treasurer

BOARD MEMBERS ABSENT

None

ALSO PRESENT:

Cori Shipp Community Association Manager
As well as several homeowners

CALL TO ORDER:

The Meeting was called to order at 5:00 P.M. and was held at the Community Clubhouse.

OPEN FORUM:

None

PRESIDENTS REPORT:

Kirk Cowles reported that the Board felt the recent dues increase was needed to work on getting the Reserve Account built back up to at least 30% funded and to meet increasing operating costs.

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 June 16, 2021 as presented, with one minor correction to the spelling of "Lynda" Savage's first name.

COMMITTEE REPORTS:

Maintenance/Landscape - Linda Shafer reported that the Board is now doing monthly walk throughs which has improved the appearance of the landscaping but due to homeowners still not satisfied with the landscape services, the Board will review and consider new landscape companies at their next meeting. Denny and Ken agreed to provide a written outline by August 10th of their recommendations and feelings regarding the scope of work that should be listed in the request for landscape bids.

Communications - Linda Shafer reported she is going to include the homeowner plumbing maintenance responsibility in the next newsletter.

Rules - Linda Shafer reported she will schedule a meeting for the owners to talk about their concerns related to the new Rules.

Architectural - Kirk Cowles reported that the Committee met and discussed the potential for Tu Casa to work with a lawyer to request a variance for the project from the City. Committee members are working to decide next steps, including a potential meeting with the City. Kirk also advised he received a recap of the project status from HWL Planning & Engineering.

UNFINISHED BUSINESS:

Swallow Bids - The bidders are still in the process of revising their bids since the Board took care of several locations on their own in order to reduce the cost due to the work being very expensive. Once bids are received the Board will vote on one of the bidders.

NEW BUSINESS:

None

FINANCIALS:

The current financials were reviewed. Upon a motion made, seconded and carried, it was:

RESOLVED: to receive and file the June 2021 financials, pending a year-end financial Review, by a Certified Public Accountant.

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 18, 2021 PM.

ADJOURNMENT:

Upon a Motion made by Linda Shafer, seconded by Gerrie Boone, and carried, it was:

RESOLVED; to approve adjourning the Regular Meeting at 6:04 p.m.

Approve: _____

Date: _____