

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

May 24, 2023

REGULAR MEETING MINUTES

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

None

ALSO PRESENT:

Cori Shipp Community Association Manager

As well as one homeowner

CALL TO ORDER:

The Meeting was called to order at 5:39 P.M. and was held at the Community Clubhouse.

PRESIDENTS REPORT:

Keyur thanked the Board and Committees for the tremendous time commitment to get all the work done around Tu Casa. All the great work getting done wouldn't happen without our teams. Tremendous job on the Lobby renovation and Trash Enclosure. Lots of great compliments received!

Solar update: SunFusion is in process of designing the architecturally design the rack system for both the individual homeowners that are getting solar along with the HOA Common Solar portion and coordinating in those wanting to do for car charging as well. Before go forward, will have a special meeting. Will not have any roof penetration and working around all skylights. Hope to have a plan to review by middle to end of June.

OPEN FORUM:

Karen Cowles – expressed her appreciation for the Board.

MEETING MINUTES:

The Board reviewed the previous Regular Meeting Minutes and Special Meeting Minutes. *Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:*

RESOLVED; to approve the Regular Minutes from March 15, 2023 and Special Meeting minutes from April 4, 2023 for the solar project, as written.

COMMITTEE REPORTS:

Maintenance/Landscape – Nothing to report this month.

Communications – Linda reported she is working on a newsletter.

Rules - Paul stated he is recommending the Board approve the proposed rule changes.

Architectural – Keyur made a recommendation to approve the HVAC application for Kathleen and Dean Rohan in unit #9.

UNFINISHED BUSINESS:

Approve arch application for HVAC for unit 9 – *Upon a Motion made by Linda Shafer, seconded by Keyur Nagrik and carried, it was:*

RESOLVED; to approve the architectural application from the Rohan's for installing HVAC on the HOA's roof and normally there would be a \$250 remodel fee associated with this application but the Board agreed to waive this fee due to all the volunteer work Dean has provided to the HOA.

Approve Rule changes – Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:

RESOLVED; to approve amending the rules per the Rules Committees recommendation related to: 9.4 Interior Improvement Changes, 9.5 Remodeling Policy and 7.4-c Outermost Dock.

Roof leak repair and deck work – The Board agreed to table this until the Board can review this bid in more detail at a special meeting.

Approve Reserve Study – Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:

RESOLVED; to approve the 2023 reserve study contingent upon having the reserve study specialist adjust the amount for the elevators per the elevator company's recommendations.

Approve the Solar policy – The Board agreed to have the attorney make a few changes to the policy before approving it and will discuss at the next meeting. Keyur will forward final draft to the Board and the Board will consider approving it at a special meeting.

Solar application for unit 17 – The Board agreed to conditionally approve unit 17's solar application once unit 17 signs off on a License Maintenance Indemnity Agreement, of which Keyur is working with the attorney to draft that document.

NEW BUSINESS:

Special Assessment – The Board agreed to hold off on sending out a vote to the owners for doing a special assessment until after the Board meets with vendors for installing the railings.

Electricity usage letter from the Savages – The Board reviewed the letter from the Savages regarding their electricity usage and agreed to continue to charge them what the current electricity rates are.

Pool maintenance contract increase – Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:

RESOLVED; to approve the pool maintenance contract increase to \$400 a month.

Approve proposed budget 2023/2024 - Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:

RESOLVED; to approve the proposed budget with no dues increase.

FINANCIALS:

The current financials were reviewed. *Upon a motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:*

RESOLVED: to receive and file the April 2023 financials to date, 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 July 19, 2023

ADJOURNMENT:

Upon a Motion made by Linda Shafer, seconded by Kevin McAllister, and carried, it was:

RESOLVED; to approve adjourning the Regular Meeting at 6:51 p.m.

Approve: _____ 6 _____ Date: _____