

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 16, 2022  
REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Kirk Cowles	President
Linda Shafer	Treasurer
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 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:**

Below is a brief description of homeowner discussion topics during Open Forum:

- Ken McJimsey - Janitors are no longer cleaning outside the lobby door or all floors
- Dean Rohan - Elevator flooring is trip hazard and needs to be repaired
- Keyur Nagrik - presented the updated community website and asked about car charging stations.
- John Gee - Offered to help get the sauna operating again and will work with Keyur to come up with some ideas for the Board.
- Sterling – more dog poop outside unit #4

**MEETING MINUTES:**

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

***RESOLVED; to approve the Regular Minutes from January 19, 2022 and the Special meeting minutes from February 7, 2022, February 15, 2022 and February 23, 2022 as presented.***

**COMMITTEE REPORTS:**

**Maintenance/Landscape** - Linda Shafer reported the landscaping is looking much better with the new landscape company and thanked the Fitness Center Committee for all their help to put together the Fitness Center.

**Communications** - Linda Shafer reported she will include the following reminders in the next newsletter: a pet owner responsibility reminder, info on Clubhouse Renovations and Fitness Center and info about Earthquake insurance and how owners should check with their insurance agent. Lastly Linda will add a notice on the Bulletin Board regarding the opening of the new fitness center.

**Rules** – Addressed under New Business.

**Architectural** - Dean Rohan presented 3 driveway bids to the Board for review. The Architectural Committee agreed to meet on March 24th to discuss the bids.

**UNFINISHED BUSINESS:**

**Electric charging stations** – The Architectural Committee is still working on adding car charging stations in the community and will try to implement that when the 6 driveways are redone.

**NEW BUSINESS:**

**Community website - Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was: RESOLVED; to approve allowing homeowner Keyur Nagrik to update the website to include a Homeowner Section that will be Password Protected for a cost not to exceed \$300.**

**Elevator flooring - Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was: RESOLVED; to approve replacing the flooring in both elevators with flooring similar to the clubhouse, as long as the cost does not exceed \$1,000.**

**Unit 30 deck tiles - Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was: RESOLVED; to approve informing unit 30 that according to the HOA's Governing Documents they are responsible for removing the tiles on their deck in order for the HOA to repair the deck but the HOA will hire a general contractor on their behalf to remove the tiles at unit 30's expense, in order to get the issue resolved in a timely manner and will determine if an engineer is needed in order to correct the sloping issue.**

**Payment to Gerrie for lights - Upon a Motion made by Linda Shafer, seconded by Paul Tecker and carried, it was: RESOLVED; to approve reimbursing Gerrie Boone \$317.41 for purchasing holiday lights for 4 tall palm trees and her cash payment to have the lights hung.**

**Architectural application for HVAC - Upon a Motion made by Linda Shafer, seconded by Paul Tecker and carried, it was: RESOLVED; to approve the architectural application from Denny Gibson in unit 25 to install an HVAC unit on the roof which includes using Dils Roofing to seal all necessary areas in order to maintain the HOA's roof warranty.**

**Approve Kayak rack application - Upon a Motion made by Linda Shafer, seconded by Paul Tecker and carried, it was: RESOLVED; to approve the application from unit 18 to install a kayak rack on the dock.**

**Architectural application for Dutch Door - Upon a Motion made by Kirk Cowles, seconded by Kathleen Rohan and carried, it was: RESOLVED; to approve Linda Shafer's application to replace her front door with a Dutch door at her expense.**

**Bid to install new entry landscape - Upon a Motion made by Linda Shafer, seconded by Paul Tecker and carried, it was: RESOLVED; to approve the bid from New Earth Landscape to renovate the landscaping at the front entry for \$2,266.**

**Bids for concrete driveways - The Arch Committee will meet on March 24th to discuss the concrete bids and will present their opinion to the Board for the Boards approval at an open meeting.**