

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
April 16, 2018
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

Angel Brown	President
June Delany	Vice President
Gerrie Boone	Treasurer
Bob Chotiner	Member at Large

BOARD MEMBERS ABSENT

Lisa Fetterolf	Secretary
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ALSO PRESENT:

Cori Shipp from Lindsay Management
As well as several homeowners

CALL TO ORDER:

The Meeting was called to order at 5:00 P.M. at the community clubhouse.

OPEN FORUM:

The following topics were discussed during Open Forum:

- Formatting the meeting agendas differently

MEETING MINUTES:

The Board reviewed the previous Regular Meeting Minutes. *Upon a Motion made by Bob, seconded by June, and carried, it was:*

RESOLVED; to approve the Regular Meeting Minutes from March 19, 2018 as presented.

FINANCIALS:

The Board reviewed the current Financial Statements. Upon a motion made by Gerrie, seconded by Bob, and unanimously carried, it was

RESOLVED; to receive and file the February 2018 financials, pending year-end review, by a certified public accountant and contingent upon voiding the \$1,000 check made payable to the Civil Engineer, to attend the Board meeting regarding the paver project.

ARCHITECTURAL:

Committee report - Don Gilliland from the Architectural Committee reported that Darren and Angel met with the City of Carlsbad Planning Department and the City informed them that a permit is not required if the paver project does not exceed 2,500 square feet. Darren will provide a full report at the May meeting.

UNFINISHED BUSINESS:

Paver project - Upon a motion made by Bob, seconded by June, and unanimously carried, it was

RESOLVED; to approve sending out an email update to the community about the paver project, stating the original amount expected for the project has increased to about \$400,000 to \$500,000, therefore a much larger special assessment would be required from the owners. The Board is now looking into the option of reducing the amount of square footage for the pavers and using a concrete boarder around the pavers so a permit would not be required.

EXECUTIVE MEETING OVERVIEW:

Construction Consultant – Upon a motion made by June, seconded by Bob, and unanimously carried, it was

RESOLVED; to approve using a construction consultant group to put together the specifications for both the walkway resurfacing project and the paver project, as long as the price does not exceed \$1,500 for both projects.

Plumbing repair bid – The Board requested Management to get a third bid from Hanna Plumbing, for the plumbing repairs suggested by Arrow Plumbing, inside of the garages of units 10, 17 and 19.

Bid to replace failing fire hose valves – Upon a motion made by Angel, seconded by June, and unanimously carried, it was

RESOLVED; to approve the bid provided by “Low Voltage” to replace 3 failing fire hose valves in the amount of \$976.18, but to verify with the City first, if the fire hoses are still a requirement. If they are no longer required, the Board agreed to have the hoses capped and removed instead.

Palm tree lights - Upon a motion made by Angel, seconded by Gerrie, and unanimously carried, it was ***RESOLVED; to approve having the palm trees in the pool area lit year round and the rest of the palm trees lit only during the holidays.***

New lights - Upon a motion made by Gerrie, seconded by Bob, and unanimously carried, it was ***RESOLVED; to approve obtaining a bid from “Power Electric” or the Handyman, if the job does not require an electrician, to install 4 new LED solar lights and approve the work to be done as long as the price does not exceed \$1,000. Don agreed to meet with the vendor to point out the locations of where the lights will be installed.***

Bid to re-landscape front entry - Upon a motion made by June, seconded by Bob, and unanimously carried, it was

RESOLVED; to approve the bid provided by Green Line Landscape in the amount of \$1,350.35, to remove the existing plants in the front entry area and replace with gravel and succulents.

Bid to install a drain behind clubhouse - Upon a motion made by Angel, seconded by Gerrie, and unanimously carried, it was

RESOLVED; to approve the bid provided by Green Line Landscape in the amount of \$820, to install a 6” drain behind the clubhouse, to redirect the pooling water behind the clubhouse, out to the lagoon.

ADDITIONAL DISCUSSIONS FROM THE EXECUTIVE SESSION:

The Board also discussed delinquencies and disciplinary actions and approved the previous Executive Meeting Minutes.

NEXT MEETING DATE:

Scheduled for May 9, 2018 at 5:00 PM.

ADJOURNMENT:

Upon a Motion made by Angel, seconded by Gerrie, and carried, it was:

RESOLVED; to approve adjourning the Regular Meeting at 7:30 p.m.

Approve: _____

Date: _____