

TU CASA HOMEOWNERS ASSOCIATION OPEN MEETING

04.20.2020 05:00 PM - 06:30 PM

Purpose	Tu Casa April 2020 Meeting Mon, Apr 20, 2020 5:00 PM - 7:30 PM (PDT) Please join my meeting from your computer, tablet or smartphone. https://global.gotomeeting.com/join/262816813 You can also dial in using your phone. (For supported devices, tap a one-touch number below to join instantly.) United States: +1 (872) 240-3212 - One-touch: tel:+18722403212,,262816813# Access Code: 262-816-813 New to GoToMeeting? Get the app now and be ready when your first meeting starts: https://global.gotomeeting.com/install/262816813
Attendees	Ryan Galasso
Guests	Gerrie Boon, Kirk Cowles, Linda Shafer, Lynda Savage
Location	GoToMeeting due to COVID19

1. CALL TO ORDER

05:00 PM-06:30 PM

Discussion • Motion to open at 5:07PM

2. GENERAL NOTIFICATION OF EXECUTIVE SESSION - Civil Code 4935

Description *The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a)*
~ *Litigation*
~ *Matters relating to formation of contract with third parties*
~ *Member Discipline*
~ *Personnel matters*

3. HOMEOWNER FORUM

Discussion • Unit 30 discussed the concerns with meeting via teleconference

4. Previous Meeting Minutes

Vote:  **Motion to approve February 2020 open session minutes pending Linda Shafer changes per email on 4/20/20 at 11:51AM**

Motioned by: Linda Shafer Seconded by: Lynda Savage

Majority reached

Participants:	Yes: 4 (100%)	No: 0 (0%)
Gerrie Boon	✓	
Kirk Cowles	✓	
Linda Shafer	✓	
Lynda Savage	✓	


5. ARCHITECTURAL COMMITTEE REPORT

Discussion • Board discussed Unit 3's installation of solar and the needed liability and Bristol Cove approval prior to the installation. Board also had a request on the location of the solar panels
• Unit 17 requested the installation of a skylight to replace like for like and the concern with the new

solar being installed on the roof.

6. Maintenance Request Report


Discussion • Board reviewed the latest maintenance report from HOA Nexus maintenance portal

Vote:  **Motion to approve up to \$900 to replace sump pump per Linda Shafers approval**

Motioned by: Linda Shafer Seconded by: Kirk Cowles

Majority reached

Participants:	Yes: 4 (100%)	No: 0 (0%)
Gerrie Boon	✓	
Kirk Cowles	✓	
Linda Shafer	✓	
Lynda Savage	✓	


Vote:  **Motion to approve JD Building quote up to \$4,500 for multiple repairs within the complex to be decided by Linda Shafer**

Motioned by: Linda Shafer Seconded by: Gerrie Boon

Supermajority reached

Participants:	Yes: 4 (100%)	No: 0 (0%)
Gerrie Boon	✓	
Kirk Cowles	✓	
Linda Shafer	✓	
Lynda Savage	✓	

Discussion • Board discussed repairs per the fire Marshall from Low Voltage, requested removal of replacement of signs to the proposal. Board also needs proposal to repair breakers in electrical room to fill in empty slots

Vote:  **Motion to approve LowVoltage proposal up to \$2500 pending Linda Savage final approval**

Motioned by: Linda Shafer Seconded by: Kirk Cowles

Majority reached

Participants:	Yes: 4 (100%)	No: 0 (0%)
Gerrie Boon	✓	
Kirk Cowles	✓	
Linda Shafer	✓	
Lynda Savage	✓	

Discussion • Obtain drain proposal from Allied Coatings or other companies from work they did previously on the floors
• Need cameras from purchase of them, need to find out who has them, Angel or Bob Chotiner
• Tree that washed up from the storm in front of Unit 18, southwest corner of the building, adjacent to walking trail needs to be removed

7. UNFINISHED BUSINESS

7.1. Update on Driveway Project

Discussion • Board put all major projects on hold until the COVID-19 restrictions are lifted and the economy looks better

7.2. Landscaping Proposals

- Discussion**
- Rocks by southwest stairwell by Unit 9/19 balconies, additional rocks need to be filled in

7.3. Board of Directors Code of Conduct

- Discussion**
- Tabled until next session

7.4. Apt A City Requirements

- Discussion**
- Tabled until next session

8. Policy on Communications

- Discussion**
- Remove from agenda, will review code of conduct and will bring back

9. Review AED Policy

- Discussion**
- Tabled

10. NEW BUSINESS

10.1. Newsletter Approval

- Discussion**
- Linda Shafer went over the newsletter with the entire association. Board motioned to give Linda Shafer
 - Provide budget at next association meeting

11. PRESIDENTS REPORT

- Discussion**
- Kirk discussed a few items from the President, he discussed:
 - Current open spot will not be filled by the board until the election process
 - Discussed the 3 month assessment moratorium and that the board in time, may request a special assessment to recoup those funds

12. FINANCIALS

12.1. November 2019 Financials

12.2. December 2019 Financials

12.3. January 2020 Financials

12.4. February 2020 Financials

Vote:



Motion to approve November 2019 to February 2020 financials pending a continuing review while the board works to find bank statements from previous accounts and an independent accounting review

Motioned by: Linda Shafer Seconded by: Gerrie Boon

Participants:	Yes: 4 (100%)	No: 0 (0%)
Gerrie Boon	✓	
Kirk Cowles	✓	
Linda Shafer	✓	
Lynda Savage	✓	

12.5. March 2020 Financials

13. ADJOURNMENT

Discussion

- Motion to adjourn at 7:11PM