

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
February 17, 2021
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

None

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. and was held online due to the COVID 19 Pandemic.

OPEN FORUM:

The topics discussed during open forum are listed below:

- Owner asked about general plumbing responsibilities

PRESIDENTS REPORT:

Kirk Cowles reported that Linda Shafer has rebuilt the HOA's website and it looks much better. All the stairwell windows have been cleaned, a secure gate with a lock will be installed by unit #4 and will be installed shortly. A water pressure regulator for the building will be replaced as well as motion lights installed. The boat docks have had several repairs done, the irrigation behind the clubhouse will have separate valves now to ensure proper watering, the utility doors will be repaired shortly and a few other minor repairs will take place around the community.

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 January 1, 2021 with the correction of adding the 30 day minimum rental requirement under CC&R amendment and change the minutes about the plant bid being denied because of water going into the building. Then change the minutes related to the sandbags because the Board agreed to get the sandbags in addition to having Pedro install the netting and rocks. Lastly change the next meeting date to Feb 17 instead of March.

COMMITTEE REPORTS:

Maintenance/Landscape - Nothing to report.

Communications - Linda Shafer reported the Tu Casa HOA website is live and she is working on a newsletter to go out to the membership shortly.

Rules - The committee set a date to discuss the rules for March 6th at 2 pm and will post that date on the website.

Architectural - The committee is planning to meet at 11 am on March 6th to formulate a plan for all the large projects going on in the community and create a priority list.

UNFINISHED BUSINESS:

Bids for roofing replacement - Upon a motion made, seconded and carried, it was:

RESOLVED: to approve Dils Roofing's bid to include all 5 roofs, to lay over the existing roof, for \$47,690, contingent upon Dil's answering the Boards remaining questions to the Boards satisfaction and provide any updated information about the PVC product. The Board decided to hold off on replacing the sloped roofs due to the cost and no serious issues with the sloped roofs at this time.

NEW BUSINESS:

Bid for plants - The Board agreed to decline this bid at the previous meeting.

Bids for Landscape Maintenance - The Board agreed to hold off on changing landscape companies for now because the current company is doing a better job now.

FINANCIALS:

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

RESOLVED: to receive and file the January 2021 financials, pending a yearend financial Review, by a Certified Public Accountant.

Excess Funds in Operating account - Upon a motion made, seconded and carried, it was:

RESOLVED: to approve moving \$6,000 in excess Operating funds, over to the Reserve account, which will reduce the amount owed to the Reserves.

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 March 17, 2021 PM.

ADJOURNMENT:

Upon a Motion made by Linda Shafer, seconded by Kirk Cowles, and carried, it was:

RESOLVED; to approve adjourning the Regular Meeting at 6:45 p.m.

Approve: _____

Date: _____