

**Tu Casa Homeowners Association
SPECIAL OPEN BOARD MEETING**

MEETING MINUTES – APPROVED 10/14/2020

DATE: MONDAY, October 12, 2020
TIME: 5:00PM
PLACE: Zoom Teleconference Meeting

BOARD MEMBERS PRESENT: Kirk Cowles, Linda Shafer, Lynda Savage, Gerrie Boone
ALSO PRESENT: Mark Alexander, Phil Savage, Jim Strickland, Lisa Fettoroff, Ken McKenzie, Mo Norwell

PURPOSE: Special Open Meeting – Minimum Open Forum because video meeting auto ends in 40 minutes

1. Call to Order 5:02

2. General Notification of Executive Meeting (Civil Code 4935)

Following Items were addressed at Executive Meeting on October 3, 2020

- Review 3rd Party Contracts
- Personnel Matters

3. Annual Meeting – Uncontested Election

- Ratified nomination of Gerrie Boone to the Board by acclamation

Ratified Organizational Meeting on Sept 5th that decided new Sept 2020 to Sept 2021 Board Positions as:

Kirk Cowles – President

Linda Shafer – VP and Secretary

Gerrie Boone – Treasurer

Lynda Savage – Director at Large

Tu Casa had an uncontested election and did not have a quorum at our Annual Meeting on Sept 5, 2020. After reviewing Tu Casa's Election Rules, our attorney confirmed that Gerrie Boone was declared elected as of the date of the Annual Membership Meeting (Sept 5, 2020). To clear up confusion, this special meeting was held to ratify Gerrie's uncontested nomination to the Board for a new 2-year term and to ratify the decision at the Sept 5th 2020 Organizational Meeting of Gerrie's position on the Board as Treasurer.

For the following reasons, Tu Casa is not required to attend a reconvened Annual Membership Meeting:

- Uncontested election
- No need to vote on excess money to transfer from Operating Budget to Reserves (due to HOA assessment deferral April, May June due to COVID-19)
- Board can approve last year's Annual Meeting Minutes at our next regular scheduled meeting (Monday October 19, 2020)

- Announced open position on the Board and asked for volunteer(s).

4. Management Change

Over the past year it became very clear to the Board that Tu Casa needs more hands-on HOA Management to efficiently run the HOA, have effective meetings and serve the needs of our community and your volunteer Board. To that end, the Board researched Management companies and decided to switch from HOA Nexus to Property Advantage with the transition beginning October 6, 2020. Property Advantage has a local Carlsbad presence.

All dues should continue to be paid to HOA Nexus until homeowners receive a welcome letter from Property Advantage with instructions for changing your payment.

5. Unfinished Business

6. Provided Limited Open Forum due to limited time on zoom conference call

Member concern about security – Add to future agenda: Security Cameras, Lights and Locking all Entry Doors

7. Announced Next Regular Meeting is Monday, October 19, 2020

8. Adjourned 5:28pm