

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**July 26, 2023**

**REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Keyur Nagrik	President
Linda Shafer	Treasurer
Kevin McAllister	Vice President
Kathleen Rohan	Secretary
Paul Tecker	Member at Large (via teleconference)

**BOARD MEMBERS ABSENT**

None

**ALSO PRESENT:**

Cori Shipp                      Community Association Manager

As well as one homeowner

**CALL TO ORDER:**

The Meeting was called to order at 5:39 P.M. and was held at the Community Clubhouse.

**PRESIDENTS REPORT:**

Keyur reported its great to see the HOA's facilities being used and enjoyed this summer and to hear visitors to our community comment on how great the place is and what a nice community we have.

Sauna update: Approved some time ago, but ran into issues. Discovered a solution to run sauna through the electrical in our pool equipment room. Hope to have sauna running by end of August

Solar update: In design phase, includes working around all existing stuff on roofs (skylights, heat vents, etc) and the need to insure what we build allows all units can have solar (with plan that shows where future solar will be). Hope to finalize trellis system plans next week, then will go to City for approval and finally to the owners that opted in for solar. Then will have special meeting to work with the individual that is financing the common area solar. Suggestion is to plan installation mid-sept to early Oct. Est 2-3 week job.

President gave thanks to the entire community for all their help and cooperation!

**OPEN FORUM:**

**Karen Cowles** – expressed her appreciation for the Board.

**Don Gilliland** - expressed his appreciation for the Board.

**Mo Nowell** - expressed her appreciation for the Board.

**Sterling** – reported sounds of water running in his unit walls constantly and the lagoon gate being left open.

**John Gee** – asked if water fountain can be repaired.

**MEETING MINUTES:**

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

***RESOLVED; to approve the Regular Minutes from May 24, 2023 as written.***

**COMMITTEE REPORTS:**

**Maintenance/Landscape** – Linda reported that just a tree needs to be trimmed this month.

**Communications** – Linda reported she is working on a newsletter.

**Rules** - Paul stated he has nothing to report and Management reported the revised rules will be mailed out to the members for 28 day review.

**Architectural** – Linda reported unit 18's boat dock attachment has been approved. Keyur reported that Dean and himself will work on getting the security cameras installed.

**UNFINISHED BUSINESS:**

**Railings – Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:**  
**RESOLVED;** to approve ProTecs bid in the amount of \$72,060 to install pickets between the existing pickets along all walkways facing the garages to meet insurance requirements. The Board agreed to send the signed contract to the insurance agent but seek other insurance bids to see if the HOA can be grandfathered in and if so then the Board will retract the vote to move forward on this bid.

**NEW BUSINESS:**

**New elevator maintenance agreement - Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:**

**RESOLVED;** to approve the monthly maintenance contract from 24 Hour Elevator for \$350 a month based on 5 star review and vendors knowledge.

**Bid to modernize elevator –** The Board agreed to reassess every two months.

**Bid for additional elevator repairs - Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:**

**RESOLVED;** to approve the bid from 24 Hour Elevator for \$19,869 for preventative maintenance.

**Bid for bird deterrent at unit 16 - Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:**

**RESOLVED;** to approve the bid from Pest Patrol to have swallow nests removed for \$1,800 and have a plexiglass bird deterrent installed after nesting season which is up till September 1, contingent upon their scope of work meeting the Boards approval and as long as they have insurance and license.

**Notice of new waste regulations –** The Board agreed to have management send out this notice of new waste regulations to all residents.

**Bid to treat termites in unit 26 - Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:**

**RESOLVED;** to approve the bid from Pest Patrol to treat for termites in unit 26's attic for \$650.

**FINANCIALS:**

The current financials were reviewed. **Upon a motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:**

**RESOLVED:** to receive and file the June 2023 financials to date, pending a year-end financial Review, by a Certified Public Accountant.

**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 September 20, 2023

**ADJOURNMENT:**

**Upon a Motion made by Linda Shafer, seconded by Kevin McAllister, and carried, it was:**

**RESOLVED;** to approve adjourning the Regular Meeting at 7:25 p.m.

Approve: \_\_\_\_\_ 6 \_\_\_\_\_ Date: \_\_\_\_\_