

TU CASA HOA AUG2020 RECONVENED OPEN SESSION MEETING

08.31.2020 05:00 PM - 06:30 PM

Purpose	Tu Casa HOA Meeting Please join my meeting from your computer, tablet or smartphone. https://global.gotomeeting.com/join/739862893 You can also dial in using your phone. United States: +1 (872) 240-3311 Access Code: 739-862-893 New to GoToMeeting? Get the app now and be ready when your first meeting starts: https://global.gotomeeting.com/install/739862893
Attendees	Ryan Galasso
Guests	Gerrie Boon, Kirk Cowles, Linda Shafer, Lynda Savage
Location	Online due to COVID-19

1. CALL TO ORDER

05:00 PM-06:30 PM

Discussion

- Motion to open at 5:04PM

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 17 discussed the sump pump is making some noises and is running continuously. Concerns over the float failure and the new pump, does not want it to break again. Also discussed the extra mattresses on property, Waste Management did not show up, management to send waste management back out. Windows in stairwell are dirty with bird fecal material, request for cleaning, board to get that taken care of this coming month. Discussed the garage doors have paint chipping off and concern it was power washed. Discussed the water shut off regarding the landscaping water shut off. Discussed the windows in the pool area have a mineral buildup on them
- Unit 4 requested a gate from the common area to the dog walking area to prevent outside visitors from walking through the complex
- Unit 15 requested a statement, management to send

4. Previous Meeting Minutes

 Tu Casa Homeowners Association JULY2020 Open Meeting - Minutes.pdf

Discussion

- Motion to approve July 2020 Open Session Meeting Minutes AIF

5. ARCHITECTURAL COMMITTEE REPORT

Discussion

- No architectural requests

6. Maintenance Request Report

- Discussion**
- Tipawana Tree needs to be trimmed, was supposed to be trimmed the week of August 24th but board stated it was not completed. Gerrie to follow up with Pedro at Greenline Landscaping
 - Hedge by lobby is uneven and needs trimming
 - Drain pipe on roof by Unit 29 is broken
 - Stairwell (4) windows to be cleaned inside and out, call La Costa and ProTech
 - Blrd block above windows to be installed at a future date
 - Unit 3/4 requested trees to be trimmed from view of bay

7. UNFINISHED BUSINESS

7.1. Update on Driveway Project


 Howes Weiler Permit.pdf

- Discussion**
- Motion to approve payment to city for the permit fee for the paver project, AIF, Gerrie abstain

7.2. Landscaping Proposals

- Discussion**
- No landscaping proposals at this time

7.3. East-side Building shore erosion

 Tu Casa proposal to move rocks in lagoon.pdf

- Discussion**
- Board to table based off how many rocks and the details of the proposal. Landscaping Committee to discuss from Greenline Landscaping

7.4. Electrical Lighting Issues

 Tu Casa transformer proposal.pdf

- Discussion**
- Board notified that this was fixed by another vendor. Gerrie to buy a timer to test for the broken lights. Landscaping committee to request sprinkler be re-positioned, concern over sprinkler effecting lights

8. NEW BUSINESS

- Discussion**
- Board discussed creating committees to track projects. **Rules and Regulations Committee**, Gerrie BOD, Phil Savage, Ken McJimsey, **Architectural Committee**, Kirk BOD, Don Gilliland, Ken McJimsey **Landscaping Maintenance Committee** Gerrie BOD Ken McJimsey, Don Gilliland, Mo **Communications Committee**, Linda Shafer BOD, Ken McJimsey

8.1. 2019-2020 Audit/Tax Proposal

 TU CASA BID 073120.pdf

- Discussion**
- Board motion to approve Beck CPA for taxes and audit, AIF

9. PRESIDENTS REPORT

Discussion

- Kirk Cowles discussed the paver permits to be completed and the annual meeting coming up Saturday, labor day weekend. Kirk discussed the railings, driveways, roofs and what projects are priorities.
- Board approved Workers Compensation insurance for the association AIF

10. FINANCIALS

10.1. May 2020 Financials

10.2. June 2020 Financials

10.3. July 2020 Financials

Discussion

- Motion to approve May, June, July 2020 Financial Report AIF

11. ADJOURNMENT

Discussion

- Motion to adjourn at 6:18PM