

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
September 15, 2021
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

Linda Shafer	Secretary
Kevin McAllister	Vice President
Kirk Cowles	President
Gerrie Boone	Treasurer

BOARD MEMBERS ABSENT

None

ALSO PRESENT:

Cori Shipp Community Association Manager
As well as several homeowners

CALL TO ORDER:

The Meeting was called to order at 4:30 P.M. and was held at the Community Clubhouse.

OPEN FORUM:

Below is a brief description of homeowner discussion topics during Open Forum:

- Kurt Bantle - dog waste in the common areas.
- Ken McJimsey and Don Gilliland – offered ideas on how to treat ants which will be noted in a future newsletter.

PRESIDENTS REPORT:

Kirk Cowles reported that Kevin McAllister is going to take over his position on the Architectural Committee. The Architectural Committee is still working on the paver project which has been going on since 2017. Kirk also reminding the owners that the patio railings are out of code and also need to be upgraded. Kevin will set a date for the next Architectural Committee Meeting.

MEETING MINUTES:

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

RESOLVED; to approve the Regular Meeting Minutes from August 18, 2021 as presented.

COMMITTEE REPORTS:

Maintenance/Landscape - Gerrie Boone reported dog waste is an issue in the community and there are still several landscape concerns not addressed by the landscapers such as cleaning up the Rip Rap. Therefore Don Gilliland, Kevin McAllister and Linda Shafer offered to clean up the Rip Rap instead of paying Pedro.

Communications - Linda Shafer reported she is working on the newsletter and will include several community reminders.

Rules - Gerrie Boone stated there is nothing to report.

Architectural - Kirk Cowles submit his written resignation from the Architectural Committee and the Board agreed to appoint Kevin McAllister to his position as the Chair of the Architectural Committee.

UNFINISHED BUSINESS:

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

RESOLVED; to approve the bid from Rodent Pest Technologies in the amount of \$4,995 to install fishing line to keep swallows away and ask if they can add a second line about 2 inches below.

NEW BUSINESS:

Allowing attorney Lee Andelin access to documents - *Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:*

RESOLVED; to approve allowing attorney Lee Andelin access to HOA files so he can provide a complimentary preliminary opinion regarding the previous Board's paver plans and the chances his firm could help the HOA get a waiver from the City regarding paver requirements. The Board also asked Management to notify the attorney that all communication must be directly with management and cc to Board only.

Electric car charger for unit 12 - *Upon a Motion made by Linda Shafer, seconded by Gerrie Boone and carried, it was:*

RESOLVED; to approve signing up with the State requesting rebate money to install car charging outlets in each garage.

Pest control/snakes - The Board agreed not to pursue any further treatment of snakes at this time. Board confirmed with Carlsbad Fire Department that if a rattlesnake is seen, to keep an eye on it (to provide location) and call 911 so emergency crew can quickly remove.

Landscape maintenance contract terms regarding walkthrough frequency - *Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:*

RESOLVED; to approve the bid from New Earth Landscape for \$625 a month as long as there is a 30 day termination clause and terminate Green Line Services.

Appoint new Board Member - *Upon a Motion made by Linda Shafer, seconded by Gerrie Boone and carried, it was:*

RESOLVED; to approve appointing Paul Tecker to the Board to fill the vacant position expiring on August 2022 and he will act as the Director at Large.

Designate Officer Position – The Board agreed to appoint Kevin McAllister to act as the Vice President.

Landscape bids - These bids were tabled due to Green Line not providing their bids yet. Management will follow up with the landscapers to obtain the bids.

Bid to treat termites in unit #15 - The Board asked Management to obtain two more bids to treat termites in unit 15's attic and the back of the garage located under the apartment.

Bank signature cards – The Board updated the Pacific Premiere bank signature cards with the new Boards signatures.

FINANCIALS:

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

RESOLVED: to receive and file the August 2021 financials, pending a year-end financial Review, by a Certified Public Accountant.

Balance leftover from prior Management - *Upon a Motion made by Linda Shafer, seconded by Gerrie Boone and carried, it was:*

RESOLVED; to approve writing off the carryover of an unknown balance from prior management in the amount of \$1,235 as well as the unknown credit for \$347.

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 October 20, 2021 PM.

ADJOURNMENT:

***Upon a Motion made by Linda Shafer, seconded by Kevin McAllister, and carried, it was:
RESOLVED; to approve adjourning the Regular Meeting at 6:23 p.m.***

Approve: _____

Date: _____