

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
April 21, 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 Community Association Manager
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:

- Spa cover needs to be replaced
- Towels and wetsuits on balconies
- Rocks in the walkway
- Boat lifts
- Parking in the driveway

PRESIDENTS REPORT:

Kirk Cowles reported that the new gate by the lagoon now has a key lock on it to keep trespassers out but does not require a key to leave community. There have been new entry lights installed for several units. The fishing line has been installed to deter the swallows. The Architectural Committee is working on the driveway project.

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 March 17, 2021 as presented.

COMMITTEE REPORTS:

Maintenance/Landscape - Gerrie Boone reported that herself and Linda Shafer are going to remove an old plant from one of the pots in the pool area and will have that pot replanted with a new plant.

Communications - Linda Shafer reported she has the website up to date and is working on the newsletter and will include several reminders about items discussed in open forum listed above.

Rules - The Board will discuss the rules under unfinished business.

Architectural - Kirk Cowles reported the Architectural Committee is trying to get information from the engineer but it has been difficult to get a response. The Committee is working on the driveway project to find out if pavers are a better option or if colored stamped concrete would be a better option since it would be a substantial cost savings and would take much less time to install. The Committee hopes to have the information they need by next week. The Board will send out a vote to the membership prior to making any decisions. They will come up with two different plans to present to the community.

UNFINISHED BUSINESS:

Rule changes - Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:
RESOLVED; to approve the draft letter explaining the rule updates/changes, to be sent out to the membership for 28 day review and comment period.

NEW BUSINESS:

Approve draft budget - Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:
RESOLVED; to approve the draft budget with a \$15 dues increase and several other changes discussed during the meeting.

Appoint new Board Member - The Board decided to table appointing a new Board member for a few reasons. The Board feels its important for the candidate to attend a meeting so the Board can explain what is involved in serving on the Board as well as the need to review the Tu Casa Election Rules regarding the one year ownership requirement. Then lastly Board Candidate applications will be mailed out in May allowing all owners the opportunity to volunteer.

FINANCIALS:

The current financials were reviewed. Upon a motion made, seconded and carried, it was:
RESOLVED: to receive and file the March 2021 financials, pending a year-end financial Review, by a Certified Public Accountant and pending satisfactory answers from Management on the questions presented by the Board.

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 May 19, 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 6:15 p.m.

Approve: _____

Date: _____