

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 20, 2019  
REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

|                |                 |
|----------------|-----------------|
| Angel Brown    | President       |
| Gerrie Boone   | Treasurer       |
| Lisa Fetterolf | Secretary       |
| Don Gilliland  | Vice President  |
| Bob Chotiner   | Member at Large |

**BOARD MEMBERS ABSENT**

None

**ALSO PRESENT:**

Cori Shipp from Lindsay Management  
As well as several homeowners

**CALL TO ORDER:**

The Meeting was called to order at 5:00 P.M. and was located at the community clubhouse.

**OPEN FORUM:**

Topics discussed during open forum are listed below:

- Relocate umbrella by BBQ into new table by BBQ.
- Puddling water over roof of unit #26
- Common area door painting
- Trespassers at the pool area

**MEETING MINUTES:**

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

***RESOLVED; to approve the Regular Meeting Minutes from April 15, 2019 as presented.***

**ARCHITECTURAL:**

**Architectural Committee Report** - Bob and Angel met with the City engineer Monday, May 20th and hopefully came to a compromise where we can do a combination of non-permeable concrete of 15' along our structures to keep water away from the building but then we are to install a permeable area in the middle for the stormwater runoff to filtrate down in a section created in the middle. This will be done using permeable pavers. City fully understands our property, our soil makeup, and the recommendation from the soils engineer in keeping the water away from the building. However, because we are considered a priority development project then the amount of native soil that is technically only allowed to be exposed without requiring hundreds of thousands of storm water maintenance, is only \$2,500. The City is now "working" with us and we believe we have a plan that will suffice for both us and the city without having to put thousands into water storage tanks and filtration systems underground. We will be working on new bids for this project, getting it to the civil engineer to draw up and get sign off from the soils engineer and then to the city for approval. We hope to have all answers in moving forward by next board meeting. If all comes together, the board will have all the information needed to put forth a vote on moving forward with this project for completion.

**FINANCIALS:**

The Board reviewed the current Financial Statements. Upon a motion made by Gerrie, seconded by Lisa, and unanimously carried, it was

***RESOLVED; to receive and file the April 2019 financials, pending year-end review, by a certified public accountant.***

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

**Security gates** - The Board is going to look into installing keypad locks and cameras for security purposes.

**Bid for new soils report** - Upon a motion made by Gerrie, seconded by Lisa, and unanimously carried, it was **RESOLVED; to approve spending up to \$2,000 for the soils engineer to rewrite a summary letter and then for the civil engineer to file a new plan with the city.**

**EXECUTIVE MEETING OVERVIEW:**

**CONTRACTS:**

**Bid for fire extinguisher cabinets** - Tabled until Don talks with Low Voltage again to get more detail.

**ADDITIONAL DISCUSSIONS FROM THE EXECUTIVE SESSION:**

The Board also discussed delinquencies and disciplinary actions and approved the previous Executive Meeting Minutes.

**NEXT MEETING DATE:**

Scheduled for June 17, 2019 at 5:00 PM.

**ADJOURNMENT:**

*Upon a Motion made by Angel, seconded by Lisa, and carried, it was:*  
**RESOLVED; to approve adjourning the Regular Meeting at 6:00 p.m.**

Approve: \_\_\_\_\_

Date: \_\_\_\_\_