

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 18, 2019  
REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Angel Brown	President
Gerrie Boone	Treasurer
Lisa Fetterolf	Secretary
Don Gilliland	Vice President (Via Teleconference)
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:

1. Security issues
2. Stairwell door slamming

**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 January 30, 2019 as presented.***

**ARCHITECTURAL:**

**Architectural Committee Report** – The City of Carlsbad came back and said we cannot do what we were wanting to do. The state considers us in a highly sensitive area and that we have to comply to state revaluations with water drains not draining into the lagoon anymore. The civil engineer came up with another plan and got the soils engineer back involved. If the soils engineer can put a letter together stating that we are only pulling the concrete up and removing less than 2,500 cubic feet then he will resubmit to the City and he thinks they will then consider this a repair project instead of a replacement project.

**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 February 2019 financials, pending year-end review, by a certified public accountant.***

**Approve 2019 - 2020 budget** - Upon a motion made by Gerrie, seconded by Lisa, and unanimously carried, it was

***RESOLVED; to approve the budget without a dues increase, as presented.***

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

None

**EXECUTIVE MEETING OVERVIEW:**

**CONTRACTS:**

**Bid for re-roofing unit #17** - The Board agreed to have the Architectural Committee review the roofing bids and present their report for the Board to review at the next meeting.

**Bid for pool light** - Upon a Motion made by Angel, seconded by Lisa, and carried, it was:

***RESOLVED; to approve the bid from CB Pools to replace the light fixture in the pool to an LED light fixture, for \$1,050.***

**Bid to remove the lemon trees** - Upon a Motion made by Gerrie, seconded by Angel, and carried, it was:

***RESOLVED; to approve the bid from Green Line Landscape to remove the Lemon Trees in the pool area and replace with Birds of Paradise, in the amount of \$358, but ask if the landscapers can transplant Birds of Paradise currently on the property, instead of purchasing new ones.***

**Bids for new table near BBQ** - The Board decided to research more table options and discuss at the next meeting.

**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 April 15, 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 6:29 p.m.***

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

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