

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 21, 2016  
REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Ed Adams	President
Denny Gibson	Vice President
Gerrie Boone	Treasurer
June Delany	Secretary
Angel Brown	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. at the community clubhouse.

**MEETING MINUTES:**

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

***RESOLVED; to approve the Minutes from October 17, 2016 as presented.***

**FINANCIALS:**

The Board reviewed the current Financial Statements. *Upon a Motion made by Gerrie, seconded by June, and carried, it was:*

***RESOLVED; to receive and file the October 2016 Financials, subject to a yearend review by a certified public accountant.***

**ARCHITECTURAL:**

Unit #11 - *Upon a Motion made by Denny, seconded by Gerrie, and carried, it was:*

***RESOLVED; to approve the architectural application submitted by unit #11, to install new windows.***

**UNFINISHED BUSINESS:**

**Bid for water shut off valves** – The Board asked Management to have ASAP Plumbing adjust their bid, and will then discuss the updated bid at the following meeting.

**Reserve Study** – The Board will review and approve the Reserve Study at the following meeting.

**NEW BUSINESS:**

**Janitorial contract increase** – *Upon a Motion made by Denny, seconded by June, and carried, it was:*

***RESOLVED; to approve the 10% increase in the janitorial contract, due to the new minimum wage increase.***

**Bid for pool maintenance - *Upon a Motion made by Denny, seconded by June, and carried, it was:***

***RESOLVED; to approve the bid from "CB Pools" in the amount of \$300 a month, to provide monthly pool maintenance.***

**Office space –** Angel Brown agreed to talk with the City about other options for the use of the apartment.

**EXECUTIVE MEETING OVERVIEW:**

The Board discussed delinquencies and disciplinary actions, as well as approved the previous Executive Meeting Minutes.

**NEXT MEETING DATE:**

Scheduled for December 12, 2016 at 5:00 PM.

**ADJOURNMENT:**

***Upon a Motion made by June, seconded by Gerrie, and carried, it was:***

***RESOLVED; to approve adjourning the Regular Meeting at 7:00 p.m.***

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

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