

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING**

April 15, 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:

1. Proper door mats for new walkway flooring
2. Painting common area doors
3. Chair and other items left on walkway

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 March 18, 2019 as presented.

ARCHITECTURAL:

Architectural Committee Report - Angel who is the Architectural Committee Chair, reported the walkway company is coming back out to put another coating on the 2nd and 3rd floor. Angel also reported that the Civil engineer said that our only option may be to do a concrete grind down and concrete overlay (which would still need approval from the City). Two concrete contractors are set up to come out this week to give us their opinion and price on doing so based on BOTH the garage area and the parking area. If this turns out that it is not a viable option then we will have to succumb (if we choose to have them redone) to the State/City BMPs regarding storm water management which will be a substantial assessment to each homeowner.

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

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

EXECUTIVE MEETING OVERVIEW:

CONTRACTS:

Bid for re-roofing unit #17 - Upon a Motion made by Bob, seconded by Lisa, and carried, (Don abstained since its related to his roof) it was:

RESOLVED; to approve RSI's roofing bid, contingent upon RSI reducing their price to \$13,557 which is more in line with Dills Roofing bid.

Bids for new table for BBQ area - Upon a Motion made by Lisa, seconded by Angel, and carried, it was:

RESOLVED; to approve allowing the Board to buy a new table as long as the price does not exceed \$300.

Bid from Low Voltage for new extinguishers and 6 year maintenance - Tabled until the Board looks at the condition of the current fire extinguisher cabinets.

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 May 20, 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: _____