

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 17, 2021  
REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Kirk Cowles	President
Linda Shafer	Secretary
Kevin McAllister	Vice President
Gerrie Boone	Treasurer
Paul Tecker	Member at Large

**BOARD MEMBERS ABSENT**

None

**ALSO PRESENT:**

Cori Shipp                      Community Association Manager  
As well as several homeowners and the HOA's attorney

**CALL TO ORDER:**

The Meeting was called to order at 5:00 P.M. and was held at the Community Clubhouse.

**OPEN FORUM:**

Below is a brief description of homeowner discussion topics during Open Forum:

- Don Gilliland - Discussed the deck inspection, birds on roof, repair needed for hose in north parking lot, railing project
- Kathleen and Dean Rohan - wants to extend their deck
- Laura Slough - deck inspection, roofs
- Spencer Bantle - dog violation
- Ken McJimsey – Request for extra recycle bin over the holidays and ask janitors to blow out the dumpster area.

**PRESIDENTS REPORT:**

Kirk Cowles reported the Board would like to give a yearend bonus of \$50 to all HOA vendors and will skip the December meeting this year.

**MEETING MINUTES:**

The Board reviewed the previous Regular and Architectural Meeting Minutes. *Upon a Motion made by Linda Shafer, seconded by Paul Tecker and carried, it was:*

***RESOLVED; to approve the Regular Minutes from October 20, 2021 and Architectural Meeting Minutes from October 28, 2021 as presented.***

**COMMITTEE REPORTS:**

**Maintenance/Landscape** - Linda Shafer reported she will provide a list of miscellaneous items throughout the community to the handyman to take care of.

**Communications** - Linda Shafer reported she is working on the newsletter and will send out to the membership soon.

**Rules** - Gerrie Boone stated there is nothing to report.

**Architectural** - The Architectural Committee member Keyur Nagrik has lined up 3 quotes for replacing the concrete driveway, some bids will have the option for the storm drain and some will not so the Board can compare.

**Vacant apartment renovation** - Keyur Nagrik from the Vacant apartment/Gym Committee presented a plan to the Board where he can remove the water heater and paint the whole room including the shower, add new vanity and flooring and have kitchen appliances removed, all for \$7,000.

**UNFINISHED BUSINESS:**

**Car charging stations** - Linda Shafer and Paul Tecker are communicating with SDG&E and an electrician to install car charging stations inside each garage so owners will be charged directly and will present the final plan once all information is received.

**Heating pool** - The Board agreed to wait until mid-December to determine if the pool heater should be turned off depending on the weather.

**NEW BUSINESS:**

**Gift cards for vendors** - *Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:*

*RESOLVED; to approve giving a year end, \$50 bonus to the vendors that work for the HOA.*

**Annual financial review** - *Upon a Motion made by Linda Shafer, seconded by Gerrie Boone and carried, it was:*

*RESOLVED; to approve the annual financial review pending clarification on the annual dock funding amount.*

**Bid for keypad locks** - The Board reviewed a bid for installing keypad locks on the stairwell doors in the amount of \$2,205 and agreed not to change the locks at this time due to the high cost.

**Bid from plumbers for drain work** - *Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:*

*RESOLVED; to approve the bid from Taylor Bennett Plumbing to correct the roof and pool deck drains that were found to be inoperable for a total of \$3,259 which includes cost to camera the lines. Plus the Board approved up to \$1,000 for possible additional repairs after his findings from camering the lines.*

**New laws** - The Board reviewed the new laws going into effect on January 1, 2022 and agreed to have the HOA's attorney amend the Election Policy to allow for election by acclamation and to remove the one year requirement for being a Board member.

**Vacant apartment renovations** - *Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:*

*RESOLVED; to approve spending up to \$7,000 to renovate the vacant apartment into a community gym which would include removing the water heater, painting the whole room, including the shower, add new vanity and flooring and have kitchen appliances removed.*

**Fire Inspection Report** - Linda Shafer ordered and installed a Knox box to comply with the fire inspection report as well as installed the requested sign. The Board agreed to reimburse Linda for the cost in the amount of \$323.

**Board Member Resignation** – Gerrie Boone submitted her resignation from the Board on November 16, 2021 since she will be selling her unit.

**Board training** – The Board met with the HOA’s attorney, “Massie Berman and Flury” to do a Board training and review the new laws taking place in the year 2022.

**FINANCIALS:**

The current financials were reviewed. *Upon a motion made by Linda Shafer, seconded by Gerrie Boone and carried, it was:*

***RESOLVED: to receive and file the October 2021 financials, pending a year-end financial Review, by a Certified Public Accountant.***

**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 January 19, 2021 PM.

**ADJOURNMENT:**

*Upon a Motion made by Linda Shafer, seconded by Paul Tecker, and carried, it was:*

***RESOLVED; to approve adjourning the Regular Meeting at 7:30 p.m.***

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

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