**TU CASA HOMEOWNERS’ ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**May 18, 2022**

**REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Kirk Cowles President

Linda Shafer Treasurer

Kevin McAllister Vice President

Kathleen Rohan Secretary

Paul Tecker Member at Large

**BOARD MEMBERS ABSENT**

None

**ALSO PRESENT:**

Cori Shipp Community Association Manager

As well as several homeowners

**CALL TO ORDER:**

The Meeting was called to order at 5:30 P.M. and was held at the Community Clubhouse.

**OPEN FORUM:**

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

* Ken McJimsey - Missing coupons for July
* Karen Cowles - Stairwell door still banging, needs adjustment
* Don Gilliland - suggested put in new covers for the cleanouts.
* Sterling - asked if a railing is needed per code by steps near spa
* Maureen Nowell - reported seeing lots of ants
* Kevin for Jeannie Adams - suggested calling Bruce Ireland to remove snakes or install snake fencing.
* Keyur - reported he has a company providing a bid to renovate the interior of the elevators for around $18,000 to $22,000.
* Laura and Jay Slough - asked to have wiring connected in garage for car charging which Linda reported it will be done during driveway project and putting together an emergency response team for the community.

**MEETING MINUTES:**

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

***RESOLVED; to approve the Regular Minutes from March 16, 2022, the May 4, 2022 Special meeting minutes, the March 24th 2022 Architectural and Rules Meeting Minutes and the March 31, 2022 Special Meeting Minutes and as presented.***

**COMMITTEE REPORTS:**

**Maintenance/Landscape -** Linda Shafer reported landscape work is in progress in pool area and the front entry to the community will be renovated with new plants. Linda also reported repairs to the BBQ will be made.

**Communications -** The Communications Committee advised they will provide weekly updates to the membership and tenants regarding the status of the driveway project via email blast adn the lobby bulletin board.

**Rules -** Paul Tecker reported on the new Fitness Center Rules and the No Smoking rules which will be sent out to the Membership for review prior to being affective.

**Architectural -** The Design Team will start working on the budget needed for renovating the stairwells. Upon a Motion made by Kirk Cowles, seconded by Paul Tecker and carried, it was:

**RESOLVED:** to approved allowing the Driveway Project Core Team (Linda, Dean and Keyur), authority to make decisions on the fly as long as the cost is within $1,000 per occurrence, for a total of $5,000.

**UNFINISHED BUSINESS:**

 **Approve annual budget -** Upon a Motion made by Kirk Cowles, seconded by Paul Tecker and carried, it was:

**RESOLVED:** to approve the proposed budget for the 2022 and 2023 fiscal year with an 8% increase.

**NEW BUSINESS:**

**BBQ repairs -** Upon a Motion made by Paul Tecker, seconded by Kathleen Rohan and carried, it was:

**RESOLVED:** to approve authorizing John Gee to purchase a new cover and thermometer for the BBQ not to exceed $150.

**Bristol Cove using clubhouse -** Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:

**RESOLVED:** to approve allowing Bristol Cove HOA to use the community clubhouse for their monthly meetings on a year to year basis, contingent upon Tu Casa’s insurance not having any concerns and Bristol Cove paying for the legal costs to draft up the indemnity agreement and have Bristol Cove sign off on the indemnity agreement and ask for a donation for the clubhouse fireplace.

**Bid to replace broken roof tiles throughout the complex -** Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:

**RESOLVED:** to approve the bid from Dils Roofing in the amount of $7,992 to replace all broken and slipped tiles and ask them to use stored tiles onsite to reduce the cost.

**Driveway project -** Upon a Motion made by Kirk Cowles, seconded by Paul Tecker and carried, it was:

**RESOLVED:** to approve authorizing the Architectural Committee to approve up to $1,000 per occurrence for emergency expenses that come up during the driveway project for unforeseen expenses not to exceed $5,000.

**Sauna upgrades -** The Board discussed researching sauna unit replacements.

**FINANCIALS:**

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

**RESOLVED:** to receive and file the April 2022 financials to date, 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 July 20, 2022 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 7:21 p.m.***

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