TU CASA BOARD OF DIRECTORS MEETING August 14, 2018 REGULAR MEETING MINUTES

BOARD MEMBERS PRESENT

Angel Brown President

June Delany Vice President (Via teleconference)

Gerrie Boone Treasurer

Lisa Fetterolf Secretary (Via teleconference)

Bob Chotiner Member at Large

BOARD MEMBERS ABSENT

None

ALSO PRESENT

Cori Shipp, PCAM Community Association Manager

CALL TO ORDER

The Regular meeting was called to order at 5:00 PM, which was held at the Community Clubhouse.

MINUTES

Upon a motion made by June, seconded by Bob and unanimously carried it was:

RESOLVED: to approve the Regular Meeting Minutes from July 5, 2018 as presented.

ARCHITECTURAL COMMITTEE REPORTS:

Don Gilliland from the Architectural committee reported that the paver project has been put on hold until the City of Carlsbad does further research and investigation into what is needed. The relocation of the dry stand pipe is not included in this project as it could compromise the integrity of the system and it's an unnecessary added cost to the project. This paver project can be completed without a special assessment to the owners. The Reserve percent funding would then be adjusted to reflect this replacement which has a life span of more than 30 years.

<u>FINANCIALS:</u> The current financials were reviewed. Upon a motion made by Gerrie, seconded by Angel and carried, it was:

RESOLVED: to receive and file the June and July 2018 financials, pending a year-end financial Review, by a Certified Public Accountant.

UNFINISHED BUSINESS

Vacant apartment – Tabled for further review.

Paver project – The paver project has been postponed for some time after Labor Day, until the City responds with what the new requirements will be.

NEW BUSINESS

Plumbing responsibility – The Board discussed plumbing maintenance responsibilities and asked that Management research the new law that may supersede the HOA's CC&Rs regarding "Exclusive Use Common area" maintenance.

Adding more parking spaces – The Board discussed possibly adding one more parking space in the open parking area, but no action was taken at this time.

NEXT MEETING

Scheduled for September 17, 2018

ADJOURNMENT - The meeting adjourned at 7:00 PM.		
Board Signature	Date	