

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

BOARD MEMBERS PRESENT

Kirk Cowles President
Gerrie Boone Treasurer
Linda Shafer Vice President/Secretary
Lynda Savage Member at Large

BOARD MEMBERS ABSENT

None

ALSO PRESENT:

Cori Shipp from Property Advantage
As well as several homeowners

CALL TO ORDER:

The Meeting was called to order at 5:00 P.M. and was held online due to the COVID 19 Pandemic.

OPEN FORUM:

The topics discussed during open forum are listed below:

- TV in the clubhouse is not working.
- Window washing

PRESIDENTS REPORT:

Kirk Cowles and Linda Shafer reported that the new latches on meter doors are now installed as well as the motion lights. The new gate is in the process of being installed by the lagoon and netting and rocks were installed on the bluff by the lagoon to reduce erosion. A new gate is in the process of being installed by the boat docks. 24 new entry lights have been purchased for owners and the Board will approve having those installed on the 1st, 2nd, and 3rd floor. Two landscape valves to make sure the lawn is not getting over-saturated were installed.

MEETING MINUTES:

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

RESOLVED; to approve the Regular Meeting Minutes from February 17, 2021 as presented.

COMMITTEE REPORTS:

Maintenance/Landscape - Gerrie Boone and Linda Shafer reported that the landscapers separated the two valves behind the clubhouse and the leaning plants in the pots outside the pool area will be replanted so they are no longer leaning.

Communications - Linda Shafer reported that she will send out another newsletter shortly.

Rules - Nothing to report.

Architectural - Kirk Cowles reported the committee requested direction from the Board of top priority projects for them to work on and the Board agreed on making the paver project the top priority.

UNFINISHED BUSINESS:

New light fixtures for unit entries - Linda Shafer bought 24 light fixtures to install at the front entries. Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:

RESOLVED; to approve the bid from John Quartz in the amount of \$1,080 to install the light fixtures. The Board also agreed (based on prior agreement) to reimburse \$75 to the 4th floor owners (Units 25-30) who previously bought and installed, on their own, the Common Area entry light fixtures.

NEW BUSINESS:

Safe reopening plan - Per the new Red Tier safe reopening guidelines implemented by the State, the Board agreed:

- To open the Pool with a maximum 3 families at a time
- To open the Rec Room with a maximum 3 families at a time
- To open the BBQ with a maximum 1 family at a time
- The Spa will remain open with a maximum 1 family at a time
- The Sauna must remain closed

Linda Shafer will post the new Safe Reopening Plan on the Bulletin Board and on the Rec Room windows and will announce in a Newsletter.

Bid to grind concrete areas - Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:

RESOLVED; to approve the bid from Handyman Dan to grind several lifted concrete areas in the community, as long as the cost does not exceed \$700.

Bid for pavers at two entries - The Board decided to wait on the paver bids until the Architectural Committee agrees to a plan for the driveways.

FINANCIALS:

The current financials were reviewed. Upon a motion made, seconded and carried, it was:

RESOLVED: to receive and file the February 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 April 21, 2021 PM.

ADJOURNMENT:

Upon a Motion made by Linda Shafer, seconded by Kirk Cowles, and carried, it was:

RESOLVED; to approve adjourning the Regular Meeting at 6:00 p.m.

Approve: Linda Shafer
SECRETARY

Date: 4/21/2021