

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 5, 2018
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

Angel Brown	President
June Delany	Vice President (via teleconference)
Gerrie Boone	Treasurer
Bob Chotiner	Member at Large
Lisa Fetterolf	Secretary

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. at the community clubhouse.

OPEN FORUM:

There were no topics discussed during Open Forum.

MEETING MINUTES:

The Board reviewed the previous Regular Meeting Minutes. *Upon a Motion made by Bob, seconded by Lisa, and carried, it was:*

RESOLVED; to approve the Regular Meeting Minutes from June 11, 2018 contingent upon adding verbiage to the discussion about the HVAC install for unit #16, stating: Management will seek reimbursement from the previous owners of unit #16 to pay for the roof repairs, allowing the owners 30 days to comply.

FINANCIALS:

The Board reviewed the current Financial Statements. Upon a motion made, seconded, and unanimously carried, it was

RESOLVED; to receive and file the May 2018 financials, pending year-end review, by a certified public accountant.

2018-2019 Budget follow up – Upon a motion made, seconded, and unanimously carried, it was

RESOLVED; to approve amending the newly approved budget, to include cable services.

ARCHITECTURAL:

Committee report - Don Gilliland from the Architectural Committee reported that over the past year the Architectural Review Committee has met with a number of vendors with the intent of replacing the old cracked concrete with pavers. Originally the City of Carlsbad held the Association to a minimum threshold of 2,500 sq. ft. before BMP's would be imposed. After recent discussions with the City of Carlsbad it was agreed that as long as the HOA used permeable pavers and follow what the soils engineer requires, which is a 36" base, then the HOA would be exempt from BMP's. Right now the Architectural Review Committee is in the process of formulating a recommendation to the board. The Arch Committee hopes to have this completed prior to the next board meeting.

UNFINISHED BUSINESS:

Heating the pool – The Board agreed to reduce the length of time the pool heater will be on during the year due to the cost of heating the pool being high. The Board agreed to only heat the pool from April 1st through October 31st each year.

NEW BUSINESS:

There was no new business to discuss.

EXECUTIVE MEETING OVERVIEW:

The Board discussed delinquencies and disciplinary actions and approved the previous Executive Meeting Minutes.

NEXT MEETING DATE:

Scheduled for August 20, 2018 at 5:00 PM.

ADJOURNMENT:

Upon a Motion made by Angel, seconded by Gerrie, and carried, it was:

RESOLVED; to approve adjourning the Regular Meeting at 6:10 p.m.

Approve: _____

Date: _____