

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 1, 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:

- Sending a vote to the membership to approve larger expenses

**PRESIDENTS REPORT:**

Kirk Cowles reported that a new gate will be installed into the pool area, bird deterrents will be installed, stairwell windows will be cleaned this week, the gate will be replaced at the lagoon with a key lock, the worn out utility doors around the community will be repaired, the Board is considering installing solar lights, the Board will discuss bids for redoing the roofs, the approved replacing a common area pressure regulator, the Board is discussing installing vehicle gates and new locks were installed on stairwell doors to help secure the property.

**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 December 16, 2020 contingent upon a few minor changes.***

**COMMITTEE REPORTS:**

**Maintenance/Landscape** - Nothing to report.

**Communications** - Linda Shafer is working on updating the community website and creating a newsletter.

**Rules** - The Board agreed to discuss with the Rules Committee at a later date.

**Architectural** - The committee is working on their projects and will have a report for the February 17<sup>th</sup> meeting.

**UNFINISHED BUSINESS:**

**Security cameras** - After reviewing quotes the Board decided to table security cameras due to other higher priority issues in the community.

**Discuss Rule Revisions** - The Board will be scheduling a meeting for March to completely redo the rules to include a \$300 move in and move out fee.

**Create a Priority List** - Kirk Cowles from the Architectural Committee is working on the list and will be discussed at the February 17th meeting and the Architectural Committee will schedule their own meeting in March.

**NEW BUSINESS:**

**Bid to replace pressure regulator** - *Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:*

*RESOLVED; to approve the bid from Tylor Bennett to replace the pressure regulator at the front entry for \$1,950 and replace the backflow device for \$800. The Board did not approve the option to install the cage.*

**Bids for roof replacements** - The Board agreed to discuss the bids further between meetings and will review all bids and will decide at the February 17th meeting.

**Bid for new gate by the lagoon** - *Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:*

*RESOLVED; to approve the bid from Terry McCann to install a new gate to the lagoon and have Quality Lock install a key lock to match the pool key.*

**Bid for adding vehicle gate** - Kirk Cowles will put this item on his priority list and will find out how important this is for the rest of the community before the Board agrees to approve installing a vehicle gate due to this project being a substantial cost.

**Bid to amend CC&Rs regarding new rental law** - *Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:*

*RESOLVED; to approve amending the CC&Rs to comply with the new rental laws AB 3182.*

**Bids for bird deterrent** - *Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:*

*RESOLVED; to approve putting fishing line up along the walkways to deter swallows from nesting.*

**Review and approve Annual Financial Review** - *Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:*

*RESOLVED; to approve the Annual Financial Review from Beck and Company for the fiscal year end of July 2020.*

**Bid from Terry McCann** - *Upon a Motion made by Linda Shafer, seconded by Kirk Cowles and carried, it was:*

*RESOLVED; to approve everything on Terry McCann's bid except the 3 elevator doors and just replace the latches and kick plate and glue the bottom of the doors instead, as long as the price does not exceed \$500.*

**Bid for plants** - The Board agreed to table this discussion for the following meeting.

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

*RESOLVED; to approve the bid from Green Line Landscape to separate the valve behind the clubhouse for \$640 so the grassy areas are not getting over watered.*

**Bid for lagoon** - The Board agreed to get sandbags to help with erosion issues instead of installing the netting, unless Green Line feels the the rock and netting is a better option. If the rock and netting is a better option the Board approves the bid for the rock and netting.

**FINANCIALS:**

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

***RESOLVED; to receive and file the October and November 2020 financials, pending year-end 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 March 17, 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 6:45 p.m.***

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

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