

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
November 9, 2020
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:

- Using the BBQ area to comply with COVID restrictions.

MEETING MINUTES:

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

RESOLVED; to approve the Regular Meeting Minutes from August 24, 2020, August 31, 2020, October 14, 2020 and October 19, 2020 as presented.

COMMITTEE REPORTS:

Maintenance/Landscape Committee - *Upon a Motion made by Gerrie Boone, seconded by Kirk Cowles and carried, it was:*

RESOLVED; to approve replacing the 2 dead palms in the pool area for \$200 each.

Communications Committee- The Board agreed to set up the HOA's website again.

Rules Committee – The Board agreed to wait until the January meeting to discuss the rules again.

Architectural Committee - *Upon a Motion made by Gerrie Boone, seconded by Kirk Cowles and carried, it was:*

RESOLVED; to approve allowing owners to replace their private patio lights with a light of their choice, as long as it matches the Spanish style of the building.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Holiday lights for palm trees and docks - Upon a Motion made by Gerrie Boone, seconded by Kirk Cowles and carried, it was:

RESOLVED; to approve allowing Linda and Gerrie to purchase lights for 4 palm trees as long the cost does not exceed \$180 for hanging them and \$500 for the lights (for two years worth, December and June). The Board also approved spending \$100 for the dock lights.

Security - Upon a Motion made by Gerrie Boone, seconded by Kirk Cowles and carried, it was:

RESOLVED; to approve allowing Linda Shafer to get a bid to replace the pool gate by the parking lot and if the cost is \$1,500 or less, the Board approves moving forward with it. The Board will meet with a gate company to go over other options to help secure the property better.

Purchasing cameras - Kirk Cowles agreed to research different camera options for the community for security purposes and will present to the Board at a later date.

FINANCIALS:

Due to the Management transition, the financials were not available on time for the meeting. The Board will review the October and November financials at the next meeting. The Board also asked Management to follow up with the CPA to ensure the annual taxes and financial review are completed for the last fiscal year end.

EXECUTIVE MEETING OVERVIEW:

The Board reviewed delinquencies, disciplinary actions and approved the Executive Meeting Minutes from the prior meeting.

NEXT MEETING DATE:

Scheduled for December 16, 2020 at 5:00 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 7:10 p.m.

Approve: _____

Date: _____