

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
September 21, 2022
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

Keyur Nagrik	President
Linda Shafer	Treasurer
Kevin McAllister	Vice President
Kathleen Rohan	Secretary
Paul Tecker	Member at Large

BOARD MEMBERS ABSENT

None

ALSO PRESENT:

Cori Shipp Community Association Manager
As well as several homeowners

CALL TO ORDER:

The Meeting was called to order at 5:40 P.M. and was held at the Community Clubhouse.

OPEN FORUM:

There was no open forum in this meeting due to the Board agreeing to hold the open forum during the Annual Meeting, being held immediately after this meeting.

MEETING MINUTES:

The Board reviewed the previous Regular Meeting Minutes and Special Meeting Minutes. *Upon a Motion made by Paul Tecker, seconded by Kathleen Rohan and carried, it was:*

RESOLVED; to approve the Regular Minutes from July 20, 2022, the Special Meeting Minutes from August 10, 2022 and September 8, 2022, and the Architectural Committee Minutes from August 7th, 2022, contingent upon the spelling of Keyur's name on the August 7th minutes.

COMMITTEE REPORTS:

Maintenance/Landscape – Linda Shafer reported that the Annual cleaning/jetting of all roof and common area drains is coming up in mid November and the board agreed to have the dock floats cleaned.

Communications – Linda Shafer reported she is working on community reminders to include in the next newsletter. Kathleen asked that everyone take out the trash after using the clubhouse.

Rules - Paul Tecker stated he is working on a few changes to the rules which he will present to the Board for approval at a later date.

Architectural – Keyur Nagrik reported he is working with the electrician to provide a bid to include hook ups for EV boats. He is also working on getting the conduit run and the prep work done for a solar carport. All other building enhancements will be on hold till the driveway project is complete and vote received on the special assessment is completed.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Unit 30 deck inspection – The Board reported that CenterPoint Construction inspected unit 30’s deck and did not find any failures or safety concerns.

Assessing owners for common area electrical usage for EV car charging – The Board agreed to charge owners \$90 a month if they are charging their electric vehicles on common area electricity, unless they are using a meter to show actual usage, and in that case the HOA would charge the amount documented through the meter. Keyur agreed to draft a letter to the community regarding this.

Appoint new Board Member – The Board announced the Keyur Nagrik was appointed to the Board at the Special Board meeting on September 8, 2022, to fill the remaining term from Kirk Cowles.

Emergency light alarm bid – *Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan, and carried, it was:*

RESOLVED; to approve the bid from Urban Elevator in the amount of \$1,880 to install the emergency light in the lobby elevator that was no longer working.

Additional roof work needed – *Upon a Motion made by Keyur Nagrik, seconded by Kathleen Rohan, and carried, it was:*

RESOLVED; to approve the bid from Dils Roofing in the amount of \$7,265 to repair multiple areas on the roofs where there are potential leak concerns.

Bid for 3’ conduit – The Board announced that the bid from EcoLink Electric in the amount of \$7,068, was approved at the August 10th, 2022 meeting for installing 3 feet of conduit for the boat EV charging.

Bid for low voltage light – The Board announced that the bid from EcoLink in the amount of \$303.99 was approved at the August 10, 2022 Special Meeting to swap out a 300 watt system for a 600 watt system in order to run low voltage lights near Tipwana tree and the puck lights together.

Bid for palm tree lights – The Board agreed to table this bid.

Bid for EV boat charging station – *Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan, and carried, it was:*

RESOLVED; to approve moving forward with this project if the cost does not exceed \$1,000 and the Savages have agreed to contribute \$850.

Bid for clubhouse vent – The Board agreed to table this bid until November.

Bid for new janitorial contract – *Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan, and carried, it was:*

RESOLVED; to approve using Gloria to come back and do the janitorial services 2 days a week to include the gym and clubhouse contingent upon her getting insurance and submitting a W9. The Board also agreed to continue with ProTec at the current rate and services through the end of the year until Gloria obtains her insurance and ask her to do 48 hours a month. The Board agreed to table ProTecs increase until November.

Kayak rack application for unit 29 – Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan, and carried, it was:

RESOLVED; to approve unit 29's kayak rack application contingent upon taking down the existing rack and use stainless steel screws and it cannot obstruct water or electrical lines.

Cleaning barnacles on docks - Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan, and carried, it was:

RESOLVED; to approve the verbal bid from Carl to clean all dock floats in the docks for \$1,200, contingent upon Keyur adding him to his insurance policy.

FINANCIALS:

The current financials were reviewed. *Upon a motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:*

RESOLVED: to receive and file the August 2022 financials to date, 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 November 16, 2022 PM.

ADJOURNMENT:

Upon a Motion made by Linda Shafer, seconded by Paul Tecker, and carried, it was:

RESOLVED; to approve adjourning the Regular Meeting at 6:58 p.m.

Approve: _____

Date: _____