

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
February 19, 2018
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

Angel Brown	President
June Delany	Vice President
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:

The following topics were discussed during Open Forum:

- Common area lighting

MEETING MINUTES:

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

RESOLVED; to approve the Regular Meeting Minutes from January 15, 2018 as presented.

FINANCIALS:

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

RESOLVED; to receive and file the December 2017 financials, pending year-end review, by a certified public accountant.

ARCHITECTURAL:

Committee report - Don Gilliland from the Architectural Committee reported that a new estimate of costs for the paving project has been provided to the Board and its now up to the Board to decide how they want to proceed.

UNFINISHED BUSINESS:

Unit #16 railing and deck repair bid – The Board requested Management to get another bid as well as a more detailed breakdown on Terry McCann's bid, and to separate out the cost of just doing the deck surface.

Motion sensor light bid behind unit #1 – The Board agreed to have Darren Fetterolf install a light behind unit number one.

NEW BUSINESS:

Correspondence from plumber and bid to hydro jet and repair plumbing – The Board walked with the plumbers prior to the meeting and discussed the best plumbing maintenance plan for the community. The plumbers are working on an updated bid.

Bid to add timer on lights so they come on earlier – The Board reviewed a bid provided by the current lighting technician for the community, whose company name is “QBC”, but felt the bid was too high. Therefore the Board requested Management to obtain another bid from Javier with US Electric.

Owner occupancy ratio – The Board asked Management to email all offsite owners in the Association, to verify if their units are second homes or rentals, so Management has accurate records for new buyers or owners who are trying to refinance.

Flooring repairs needed in north elevator – The elevator company is working on an estimate for repairs, which will be provided to the Board as soon as the bid is completed.

EXECUTIVE MEETING OVERVIEW:

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

NEXT MEETING DATE:

Scheduled for March 19, 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 7:30 p.m.

Approve: _____

Date: _____