TU CASA HOMEOWNERS' ASSOCIATION ANNUAL MEETING OF MEMBERSHIP September 21, 2022

MINUTES

DRAFT

BOARD MEMBERS PRESENT:

Keyur NagrikPresidentLinda ShaferTreasurerKevin McAllisterVice President

Kathleen Rohan Secretary

Paul Tecker Member at Large

ALSO PRESENT:

Cori Shipp Community Association Manager

Homeowners in attendance were: Ken McJimsey, Dean Rohan, Maureen Nowell, Don and Pat Gilliland, Karen Cowles, Linda Shafer, Laura Slough, Bonnie Gibson and John Gee.

CALL TO ORDER:

The Meeting was called to order at 7:00 P.M. at the community clubhouse. Since the Board opted to use Election by Acclimation to elect the new Board members, no quorum requirements need to be met either in person or through secret ballot.

ANNOUNCEMENT OF BOARD MEMBERS ELECTION BY ACCLIMATION:

A new law was signed by the Governor, effective January 1, 2022, which allows for "election by acclamation" for all associations. This means that associations can forego sending out ballots if the number of candidates running for the Board is not more than the number of vacancies to be elected. Therefore, with only two candidates running and two vacancies on the Board, the candidates listed below have been elected to the Board for a two-year term:

Kathleen Rohan

ANNUAL MEETING MINUTES:

Due to lack of quorum, the Annual Meeting minutes will be on the next open meeting agenda for approval.

Paul Tecker

ANNUAL TAX RESOLUTION:

Any amounts collected by or paid to the Association in excess of operating expenses for the fiscal year end shall be set aside as reserves for future financial needs, as provided by the guidelines established in Revenue Ruling 70-604. Upon a motion made, seconded, and unanimously carried, it was

RESOLVED; to approve the transfer of excess operating funds to the Reserves at the fiscal year end, in accordance with Revenue Ruling 70-604.

OPEN FORUM:

General consensus from the homeowners was that the Board needs to hold homeowners and residents accountable for following rules. The Board notified the owners to email Management to report any violations of the rules, and Management will send the resident in violation letter to remind them of the rules.

TREASURERS REPORT:

Linda Shafer reported that as of 8/31/22 all units have paid off any delinquent balances owed to the HOA, or are less than 30 days overdue. We ended the year with \$246,594 in reserves and that is after all projects listed under the below Presidents report have been completed.

Presidents report - Linda Shafer reported on the projects completed this year and projects under consideration for the new year. Following is a list of those projects:

- Completed South Driveway and have begun North Driveway concrete replacement.
- Replaced main sewer line & Repaired drain pipe in pool area.
- Replaced 5 roofs that were at end of life (\$54K) and replaced compromised roof tiles throughout the complex
- Hired company to inspect and report on condition/safety of all our elevated surfaces (per SB 326)
- Completed Fitness Center
- Club House face lift, including blinds and working heater
- Purchased gently used comfortable outdoor pool furniture with firepit
- Hired new gardener and cleaned up many overgrown/neglected areas
- Replaced walkway lights around the grass area
- Replaced electrical to North Boat Docks
- Cleaned up mud mess from swallows and added wiring to deter birds in 3 elevated areas as well as along the 3rd and 4th floor walkways
- Added Private Property Signs
- Installed photo luminescent EXIT signs above all walkway doors to meet fire dept requirements
- In Spring of 2023 we will do our 3-year Reserve Analysis where our major accomplishments this past year (driveway resurfacing, lighting, walkways, roofs) will be considered and our % funded re-assessed. Our hope/belief is that will make a substantial difference in our % funded

ORGANIZATIONAL MEETING:

The new Board agreed to designate the Officer positions as follows:

Linda Shafer Treasurer
Keyur Nagrik President
Paul Tecker Member at Large

Kathleen Rohan Secretary
Kevin McAllister Vice President

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Attest:	
Board Member Signature	Date

There being no further business to discuss, the meeting adjourned at 7:50 pm