

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
May 19, 2021
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

Gerrie Boone Treasurer
Linda Shafer Vice President/Secretary
Lynda Savage Member at Large

BOARD MEMBERS ABSENT

Kirk Cowles President

ALSO PRESENT:

Cori Shipp Community Association Manager
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:

- Flood insurance

PRESIDENTS REPORT:

In Kirk Cowles absence Linda Shafer reported that the stairwell doors have now been painted, the spa cover was replaced, the new pool gate lock will be repaired since the lock is not working properly, Kirk is talking with the engineer about the paver project and will have an update for the next meeting.

MEETING MINUTES:

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

RESOLVED; to approve the Regular Meeting Minutes from April 21, 2021 as presented.

COMMITTEE REPORTS:

Maintenance/Landscape - Linda Shafer reported that the Board is going to trim the palm tree in the pool area and one in front of unit 19 which is blocking their view.

Communications - Linda Shafer reported she is working on a newsletter to send to the community which will include community reminders.

Rules - Nothing to report.

Architectural - Kirk Cowles will have update at the next meeting on the paver project.

UNFINISHED BUSINESS:

Swallows - The Board asked Management to get other bids from general contractors to install fishing wire along the building to deter the swallows.

NEW BUSINESS:

Pool Solar - *Upon a Motion made by Linda Shafer, seconded by Linda Savage and carried, it was:*

RESOLVED; to approve the bid from Dils Roofing to remove the pool solar for \$1,250 since the system is not affective.

Bids for legal retainer - Tabled for the next meeting to allow the Board more time to review the contracts.

Amendment to CC&Rs regarding rental laws - Upon a Motion made by Linda Shafer, seconded by Linda Savage and carried, it was:

RESOLVED; to approve the CC&R amendment to change the rental restrictions from 6 months minimum term to 30 days, per the new civil code requirements.

Architectural Application for unit #30 - Upon a Motion made by Linda Shafer, seconded by Linda Savage and carried, it was:

RESOLVED; to approve the architectural application from unit 30 to install one or more skylights, as long as they use a licensed and insured contractor and then use the HOA's Roofer who is "Dils Roofing", to do the waterproofing and flashing portion of the skylight install.

FINANCIALS:

The current financials were reviewed. *Upon a motion made, seconded and carried, it was:*

RESOLVED: to receive and file the April 2021 financials, 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 June 16, 2021 PM.

ADJOURNMENT:

Upon a Motion made by Linda Shafer, seconded by Gerrie Boone, and carried, it was:

RESOLVED; to approve adjourning the Regular Meeting at 5:55 p.m.

Approve: Linda A. Shafer

Date: 6/22/2021