

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 11, 2018  
REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Angel Brown	President
June Delany	Vice President (Via teleconference)
Gerrie Boone	Treasurer
Lisa Fetterolf	Secretary
Bob Chotiner	Member at Large

**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:**

There was no Open Forum discussion this month.

**MEETING MINUTES:**

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

***RESOLVED; to approve the Regular Meeting Minutes from May 9, 2018 as presented.***

**FINANCIALS:**

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

***RESOLVED; to receive and file the May 2018 financials, pending year-end review, by a certified public accountant.***

**2018/2019 Budget** - Upon a motion made by Gerrie, seconded by Angel, and unanimously carried, it was ***RESOLVED; to approve the proposed budget without a dues increase, contingent upon removing the cable TV expense, reducing the gas line item to \$6,600 and removing the 3% increase on the landscape contract and the management fee.***

**Homeowner survey for 2018/2019 budget** - Upon a motion made by Gerrie, seconded by Angel and carried (June was opposed), it was

***RESOLVED; to approve sending out a survey to the Membership, requesting homeowner feedback on removing cable services from the budget and only heating the pool during the summer months, in order to avoid a dues increase. Allow a two week timeline for owners to respond by and notify the owners of what the cable service alternatives are. The Board may reconsider the approved budget based on owner feedback.***

**ARCHITECTURAL:**

**Committee report –**

- Don Gilliland from the Architectural Committee reported that the architectural committee met with several paver companies and have composed a final scope of work. Don also reported that the Architectural Committee is pursuing vendors for the elevated walkway project. Each vendor will be requested to provide bid for two different types of flooring.

- Angel Brown from the Architectural Committee reported that the Architectural Committee composed a list of questions for the walkway vendors. Once those questions are answered the Committee will meet with the vendors to determine which vendor they will recommend to the Board.

**HVAC install for unit #16** - Upon a motion made by Angel, seconded by Lisa and carried, it was **RESOLVED; to approve hiring RSI Roofing to correct the installation of the HVAC unit for unit #16 since the owner no longer lives in the community and have RSI verify that the HVAC unit recently installed for unit #17 was installed properly. Try to negotiate the price down first.**

**NEW BUSINESS:**

None

**EXECUTIVE MEETING OVERVIEW:**

**CONTRACTS:**

**Bid from landscapers to install river rock by unit #1** – Upon a motion made by Gerrie, seconded by Lisa, and unanimously carried, it was

**RESOLVED; to approve the bid from Green Line Landscape in the amount of \$740, to remove the mulch in the two planters in front of unit #1 and replace with river rock. The Board asked that some of the pebble rocks be mixed in from the front entry planters and some of these river rocks be placed at the front entry.**

**Lighting bid for palm trees in pool area** - Upon a motion made by Lisa, seconded by Gerrie, and carried, it was

**RESOLVED; to approve the bid provided by Green Line Landscape, to remove the current string lighting on the two palm trees in the pool area, and replace with two ring lights, to light up the canopy of the tree, for \$1,759. These ring lights will not have to be replaced each time the trees are trimmed.**

**Bids for walkways** – Tabled for next meeting after the Architectural Committee reviews final bids.

**ADDITIONAL DISCUSSIONS FROM THE EXECUTIVE SESSION:**

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

**NEXT MEETING DATE:**

Scheduled for July 5, 2018 at 5:00 PM.

**ADJOURNMENT:**

**Upon a Motion made by Bob, seconded by June, and carried, it was:**

**RESOLVED; to approve adjourning the Regular Meeting at 7:05 p.m.**

Approve: \_\_\_\_\_

Date: \_\_\_\_\_