Tu Casa Homeowners Association
General Session Board Meeting Minutes
Community Clubhouse
May 15, 2025

NOTICE OF MEETING: Upon due notice given and received, a general meeting of the Tu Casa Homeowners Association was held on May 15, 2025, at the time of 5:30p.m. 4747 Marina Drive, Carlsbad, CA 92008.

ATTENDANCE:

Directors Present:	Vacant	President
	Kevin McAllister	Vice-President
	Linda Shafer	Treasurer
	Kathleen Rohan	Secretary
	Paul Tecker	Director at Large

Directors Absent: None

Other Present: Kelley Kestler-Pleas, Community Manager, Property Advantage.

CALL TO ORDER: The meeting was called to order at 5:35 PM. by Vice President, Kevin McAllister.

EXECUTIVE SESSION DISCLOSURE: Immediately preceding the general session, the Board met in executive session to approve the March 20, 2025, meeting minutes, discuss collections, member discipline, and legal matters.

OPEN FORUM: Time was set aside for any homeowners in attendance to voice any comments or concerns. There was one homeowners present.

MINUTES: Upon a motion duly made, seconded, and unanimously carried, the Board approved the March 20, 2025, meeting minutes with the following revisions: Board President to reflect vacant, remove organization meeting under minutes, and remove bullet points under committee reports.
Upon a motion duly made, seconded and unanimously carried, the Board approved the April 15, 2025, meeting minutes as submitted.

COMMITTEE REPORT: **Rules:** No report.

Landscape/Maintenance: Linda Shafer, board liaison, reported the committee recommend that the board approve the water shut off valve proposal presented by T.M. Plumbing.

Architectural: Kathleen Rohan, board liaison, reported the wiring project was expected to start in the next week or so once the materials were received by the vendor.

Communications: Linda Shafer, board liaison, requested Management e-blast the community regarding the items on the private floating dock to be removed, noting the dock needs repair.

FINANCIAL REPORT:

Upon a motion duly made, seconded, and unanimously carried, the Board approved the March 2025 and April 2025 financials, subject to the auditor's year-end review.

2025-2026 Budget: Upon a motion duly made, seconded, and unanimously carried, the Board approved the 2025-2026 budget with a 20% increase in monthly assessments, subject to Management revising the reserve allocation for docks to reflect $5,400 and increasing the reserve allocation by $1,100 to balance the budget.

OLD BUSINESS:

24-Hour Elevator Repair: Upon a motion duly made, seconded, and unanimously carried, the Board approved the 24-Hour Elevator sill repair proposal at a cost not to exceed $5,000 paid out of the reserve account.

Shut Off Valve Installation: Upon a motion duly made, seconded, and unanimously carried, the Board approved the T. M. Bennett Plumbing proposal to install a water shut-off valve at a cost not to exceed $1080 paid out of the reserve account.

Dils Roofing Proposals:

1. **Unit 28**: The Board tabled DILS Roofing proposal to Go Over Re Roof until further review.
2. **Unit 15-18**: The Board tabled the proposal to install 290 feet of coping metal, until the July 17, 2025, meeting, pending a competitive bid.
3. **Unit 15 walkway area (by the access door**): The Board tabled the proposal to reroof the door walkway area, until the July 17, 2025, meeting, pending a competitive bid.
4. **Unit 15 reroof**: The Board tabled the proposal to reroof unit 15 for further review.

JRT Proposals:

1. **Roof:** The Board tabled the JRT proposal to build up the roof until the July 17, 2025, meeting, pending a competitive bid.
2. **Deck/Balcony Flex Coating**: The Board table the JRT proposal to install Desert Flex Deck Coating until the July 17, 2025, meeting, pending a competitive bid.

Rip Rap Lagoon: The Board discussed the rip rap on the lagoon side. This was a discussion item only; no action required.

NEW BUSINESS:

Annual Meeting: The Board discussed the upcoming Annual meeting to be scheduled for September 11, 2025. The Board directed Management to send out the Call for Candidate notice to the membership.

Landscape Proposal: None at this time.

DATE OF NEXT MEETING:

The next Board of Directors general meeting will be held on July 17, 2025, at the community clubhouse.

ADJOURNMENT:

The meeting was adjourned at 6:52 PM.

Attest: ____________________________ Date:______________________