

**Tu Casa Homeowners Association
General Session Board Meeting Minutes
Community Clubhouse
January 15, 2026**

**NOTICE OF
MEETING:**

Upon due notice given and received, a general meeting of the Tu Casa Homeowners Association was held on January 15, 2026, at the time of 5:30p.m. 4747 Marina Drive, Carlsbad, CA 92008.

ATTENDANCE:

Directors Present:	Linda Shafer	President
	Kathleen Rohan	Vice-President
	Paul Tecker	Treasurer
	Keith Cowles	Director at Large
	Linda Currie	Secretary

Directors Absent:

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

CALL TO ORDER:

The meeting was called to order at 5:39 PM. by Board President, Linda Shafer.

**EXECUTIVE SESSION
DISCLOSURE:**

Immediately preceding the general session, the Board met in the executive session to approve the November 20, 2025, meeting minutes, discuss collections, homeowner correspondence, and legal matters.

OPEN FORUM:

Time was set aside for any homeowners in attendance to voice any comments or concerns. There were 4 homeowners present.

MINUTES:

Upon a motion duly made, seconded, and carried, with Linda Currie abstaining due to absence, the Board approved the November 20, 2025, General Session meeting minutes as submitted.

COMMITTEE REPORTS: Rules Committee:

Landscape/Maintenance Committee: It was reported that there was donation of succulents to the community for planting.

Architectural Committee:

Communication Committee:

**FINANCIAL
REPORT:**

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

OLD BUSINESS:

None

NEW BUSINESS:

Roof Maintenance Proposals:

A. Roof above Unit 25: Upon a motion duly made, seconded, and unanimously carried, the Board conditionally approved DILS Roofing to remove the solar stanchions that were accidentally installed on Unit 25's roof at a cost not to exceed \$3,640. Subject to confirming the photos in the report included additional areas already resolved.

B. Roof above Unit 29 & 30: the Board reviewed the proposal to install coping metal along the parapet walls of Unit 29 & 30 at a cost not to exceed \$3,885. No motion was made, and the proposal therefore failed.

Combo Doors/Cameras: Upon a motion duly made, seconded, and unanimously carried, the Board appointed owner volunteers Dean, Don, and Johnny to review combination entry door systems and hardwired camera options and placement, and to report back at the next regularly scheduled Board meeting in March.

Termite Proposals: Upon a motion duly made, seconded and unanimously carried, the Board approved the following termite treatments, Unit 8 and Unit 25 heat treatment of kitchen & dining room and spot treatment to front walkway by Unit 25 at a total cost not to exceed \$3,078.

Clubhouse TV Purchase: Upon a motion duly made, seconded, and unanimously carried, the Board approved to purchase a new smart TV for the clubhouse at a cost not to exceed \$350.

DATE OF NEXT MEETING:

The next Board of Directors general meeting will be held on March 19, 2026, at the community clubhouse.

ADJOURNMENT:

With no further business coming before the Board, the meeting was adjourned at 6:25p.m.

Attest: _____ Date:_____
