

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 16, 2025  
REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Keyur Nagrik	President
Linda Shafer	Treasurer
Kevin McAllister	Vice President
Paul Teck	Member at Large
Kathleen Rohan	Secretary

**BOARD MEMBERS ABSENT**

None

**ALSO PRESENT:**

Amanda Upchurch                      Community Association Manager  
As well as 6 homeowners

**CALL TO ORDER:**

The Meeting was called to order at 5:50 P.M. and was held at the Community Clubhouse.

**MEETING MINUTES:**

The Board reviewed the previous Regular Meeting Minutes & Organizational Minutes. Upon a Motion made, seconded and unanimously carried, the Board approved the 11.14.24 & 12.16.24 meeting minutes.

**COMMITTEE REPORTS:**

- Upon a motion duly made, seconded, and unanimously approved by the Board to adopt the Rule changes approved in November 14, 2024 meeting and mailed to the membership on 12.10.24.
- Confirm new Clubhouse/Recreation Room Reservation Process and Notification
- Revisit Trash area rule 3.7 to include process for scheduling large pickup items.

**Maintenance/Landscape**

- Logistics for one time Glass Wall Fence Cleaning & Power Wash of Ground Level.
  - Date Thursday 2/13—They will arrive at 7:30am and will be instructed to begin in Pool Area.
- Bids for regular Glass Wall Fence Cleaning (6x per year)
  - Board agreed to change cleaning of glass wall fence 2x per year (April, & December)
- Board agreed additional due diligence is needed before submitting membership vote for Solar.
- Garage Re-Rewiring
  - Upon a motion duly made, seconded and unanimously carried, the Board conditionally approved \$38,500 for re-wiring of the garages for personal meters upon Board retrieving additional information such as full scope of work from SunFusion, Architectural walk-through, invoice for the garage re-wiring payments per the progress, and comparison proposals.
- Garage/Roof Issues
  - Garages 21 & 16 have roof leak & potential termites. Wall that borders the units must be patched
- Balcony Spot treatment
  - Contact JRT & Protec to bid on repairing soft spots on balconies 12, 19, 20, & 27.
- 1111 Construction
  - Tabled

**Communications**

- Newsletter
  - Board approved draft newsletter.

**UNFINISHED BUSINESS**

- Alera Insurance
  - Upon a motion duly made, seconded, and unanimously carried the Board approved to ratify Decembers unanimous approval \*via email for the bid from Alera Group for annual renewal of our HOA Insurance effective 12/08/2024.
- CTA
  - The CTA filing has been placed on hold with the vendor until the temporary enforcement of BOI reporting deadline is reinstated. Hold will be auto lifted.
- Tree removal (Unit 5 Request Letter)
  - Send the letter from homeowner to insurance broker to put insurance carrier on notice.

**NEW BUSINESS:**

- Upon a motion duly made, seconded, and unanimously carried to immediately begin pre-lien on acct #69614326 with all pre-lien charges and late fees for January to be applied to homeowner.

**FINANCIALS:**

- Treasurer requested meeting with accounting and IT to review their software process and financial inquiries.

**OVERVIEW OF EXECUTIVE MEETING:**

The Board reviewed delinquencies and disciplinary actions and approved the Executive Meeting Minutes from the prior meeting.

**NEXT MEETING DATE:**

Scheduled for March 20, 2025

**ADJOURNMENT:**

7:49pm

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

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