

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
March 20, 2025
REGULAR MEETING MINUTES**

BOARD MEMBERS PRESENT

Vacant	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 5:40 P.M. and was held at the Community Clubhouse.

MEETING MINUTES:

The Board reviewed the previous Regular Meeting Minutes. Upon a Motion made, seconded and unanimously carried, the Board approved January 16, 2025, meeting minutes.

COMMITTEE REPORTS:

Maintenance/Landscape

- Treasurer advised cost increases from many of our HOA vendors. Kathleen reviewed her work with the gardener to enhance the association's landscaping.

Architectural Committee

- Upon a motion duly made, seconded and unanimously carried, the Board approved unit 22's Architectural request contingent on the architectural committee inspecting the job and approving.

UNFINISHED BUSINESS

- Garage Rewire Project Status
 - Board advised the project has taken much longer than expected for a few reasons, including complications due to the random location of garages relative to units. unknown things that get uncovered in a project this large and complicated, and the vendor's scheduling conflicts. The vendor is planning to complete this week but the cutover for the N parking lot garages, then will resume with the main driveway bank of garages and advised we are still at least two weeks away from the finish line.
- HOA Community Solar
 - Tabled till July 2025 Meeting to allow Board to re-assess impact of garage re-wire project on monthly electric bill and number of solar panels needed. Permits are good as long as we finish project with functioning solar by April 15th 2026.

NEW BUSINESS:

- Ratify Items
 - **Unit 12 Proposals (remediation)**
 - Upon a motion duly made, seconded and unanimously carried, the Board ratified approval of the two proposals in the amounts of \$3,55.12 & \$6,017.76 from Flood Solutions previously approved unanimously *via email emergency vote.
 - **Tipuana Tree**
 - Upon a motion duly made, seconded and unanimously carried the Board ratified approval of the \$1,200.00 bid from Serjio's Stump Service & Trimming to dramatically trim the Tipuana Tree as a follow-up to the January 2025 Meeting.
- **JRT Roofing**
 - **ReRoof Garage Bid (\$38,923.80)**
 - Upon a motion duly made, seconded and unanimously carried, the Board agreed this is a top priority item that needs to be reviewed in the April budget meeting so bid can be approved to do as quickly as possible within our budget and contingent on Dean clarifying option to omit rock on entire roof or on a approx. 15' section off slider that could made ready for installation of a deck area.
 - **Fix Soft Spots in Decks \$25,761.00**
 - Tabled
 - **Circuit for Spa**
 - Upon a motion duly made, seconded and unanimously carried, the Board approved the \$1,232.06 bid from Quality Lock and Safe to install a circuit for the spa which will require use of our common area key to turn on the jets.
 - **Garage Pipe repairs Proposals**
 - Upon a motion duly made, seconded and unanimously carried, the Board approved the bids for Garage 27 (\$1,050) and Garage 14 (\$640) contingent on verification of the unit number (14 or 24?).

OVERVIEW OF EXECUTIVE MEETING:

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

NEXT MEETING DATE:

Budget Planning: April TBD

Regular Meeting- Thursday, May 15, 2025

ADJOURNMENT:

7:10pm

Approve: Linda Shafer

Date: 17/05/2025