

**Tu Casa Homeowners Association
General Session Board Meeting Minutes
Community Clubhouse
November 20, 2025**

**NOTICE OF
MEETING:**

Upon due notice given and received, a general meeting of the Tu Casa Homeowners Association was held on November 20, 2025, 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

Directors Absent: Linda Currie Secretary

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

CALL TO ORDER:

The meeting was called to order at 5:47 PM. by Board President, Linda Shafer.

**EXECUTIVE SESSION
DISCLOSURE:**

Immediately preceding the general session, the Board met in the executive session to approve the October 23, 2025, meeting minutes, discuss collections, member discipline, 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 unanimously carried, the Board approved the October 23, 2025, General Session meeting minutes as with a minor correction.

COMMITTEE REPORTS: Upon a motion duly made, seconded, and unanimously carried, the Board approved the following committees and subcommittees:

Rules Committee

- Chair: Paul Tecker
- Members: Kathleen Rohan and Dean Rohan

Subcommittees:

Security Cameras: Gary McJimsey, Dean Rohan, Kathleen Rohan, and Don Gilliland

Clubhouse Inspections: Kathleen Rohan and Bonnie Gibson

Landscape/Maintenance Committee

- Chair: Linda Shafer
- Member: Kathleen Rohan

Architectural Committee

- Chair: Kathleen Rohan
- Members: Dean Rohan, Keyur Nagrik, and Pat Gilliland

Communication Committee

- Chair: Linda Shafer
- Member: Keith Cowles

Architectural Subcommittee Solar Team

The Board noted the Solar and Design Subcommittees are no longer needed and have been formally disbanded.

**FINANCIAL
REPORT:**

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

OLD BUSINESS:

Roof Maintenance: Upon a motion duly made, seconded, and unanimously carried, the Board approved the roof maintenance proposal submitted by Dils Roofing at a cost not to exceed \$7,700. It was noted that the expense will be paid from the Association's reserve account.

NEW BUSINESS:

Adoption of Proposed Rules: Upon a motion duly made, seconded, and unanimously carried, the Board approved adopting the updated rules as presented to the community, excluding the parking rule, which was tabled for further discussion.

Reserve Study: Upon a motion duly made, seconded, and unanimously carried, the Board approved Sonnenberg onsite Reserve Study proposal at a cost not to exceed \$1,100.

Insurance Renewal: Upon a motion duly made, seconded, and unanimously carried, the Board approved Alera Group Insurance renewal at a cost not to exceed \$27,443.

Year-End Holiday Gifts: Upon a motion duly made, seconded, and unanimously carried, the Board approved a budget of \$300 for Holiday Gifts for vendors.

Holiday Party Budget: Upon a motion duly made, seconded, and unanimously carried, the Board approved a \$300 holiday party budget.

**DATE OF NEXT
MEETING:**

The next Board of Directors general meeting will be held on January 15, 2026, at the community clubhouse.

ADJOURNMENT:

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

Attest: _____ Date: _____