

**Tu Casa Homeowners Association  
General Session Board Meeting Minutes  
Community Clubhouse  
March 19, 2026**

**NOTICE OF  
MEETING:**

Upon due notice given and received, a General Session Board Meeting of the Tu Casa Homeowners Association was held on March 19, 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 5:31 PM. by Board President, Linda Shafer.

**EXECUTIVE SESSION  
DISCLOSURE:**

Immediately preceding the general session, the Board met in the executive session to approve the January 15, 2026, 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 3 homeowners present.

**MINUTES:**

Upon a motion duly made, seconded, and carried, with Linda Currie abstaining due to absence, the Board approved the January 15, 2026, General Session meeting minutes as submitted.

**COMMITTEE REPORTS:** **Rules Committee:** No report.

**Landscape/Maintenance Committee:** It was reported the donated succulents have been planted. Additionally, an above ground Community garden was approved to be built near the clubhouse. Kathleen Rohan to coordinate volunteers to donate materials and to maintain the garden at no additional cost to the HOA. Install chicken wire over the drains located within the rip rap on the south side of the building.

**Architectural Committee:** No report.

**Communication Committee:** A Newsletter will be sent out soon and will include a note about cleaning up after use of the Community BBQ, along with other HOA reminders.

**FINANCIAL  
REPORT:**

Upon a motion duly made, seconded, and unanimously carried, the Board approved the financials through February 2026, subject to the auditor's year-end review.

**OLD BUSINESS:**

**Combo Doors/Cameras:** The Board tabled the matter until the May 21, 2026, meeting.

**NEW BUSINESS:**

**Reserve Study:** The Board discussed the reserve study and tabled the matter pending the revision.

**EV Charging Policy:** Upon a motion duly made, seconded, and unanimously carried the Board approved legal counsel Burman Flury to draft the policy at a cost not to exceed \$335.

**Solar Lighting:** The Board discussed the solar lighting installed in common areas. It was noted that Linda Currie left the meeting due to a prior commitment at 6:00PM, a quorum of the Board remained present. Upon a motion duly made, seconded, and carried, with Kathleen Rohan abstaining due to conflict of interest, the Board approved to reimburse Kathleen Rohan the cost of the solar lights not to exceed \$166.51.

**DATE OF NEXT  
MEETING:**

The next Board of Directors Meeting will be held on May 21, 2026, at the community clubhouse.

**ADJOURNMENT:**

With no further business coming before the Board, the meeting was adjourned at 6:18p.m.

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

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