

**CASA CANON HOMEOWNERS ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
JANUARY 8, 2018  
MINUTES**

**NOTICE** With notice given and received, the Regular Meeting of the Board of Directors of the Casa Canon Homeowners Association was held on January 8, 2018 in the Casa Canon Clubhouse.

**PRESENT** Ron Breach, President  
Mark Stalnaker, Secretary  
Carmen Delibrado, Treasurer

Allan Schein, StoneKastle Community Management, Inc.

**ABSENT** Rosa Porter, Vice President  
David Pixler, Member

**CALL TO ORDER** The meeting was called to order at 6:06 P.M. by, Ron Breach, President.

**OPEN FORUM** This is a time designated for the homeowners to address the Board. Management would like to remind the Board, items not posted on the agenda may not be decided on, however we can offer that concerns or requests be noted on future agendas. Each owner has an allotted time limit to address their concerns set forth by the Board.

**CONSENT CALENDAR** Motion was made and seconded to approve the Regular Minutes from November 13, 2017. Motion carried unanimously.

Motion was made and seconded to approve the November 2017 financial statements subject to audit at the fiscal year end. Motion carried unanimously.

**MANAGEMENT FINANCIAL REPORT** Financial Update  
As of October 30, 2017, the operating account had a balance of \$128,322.89. As of the same date the reserve account had a balance of \$216,616.78.

The last reserve study conducted on May 18, 2017 showed the Association was 41% funded. A healthy funding is 75% or higher.

**LANDSCAPE** Landscape Report  
Cost Landscape provided an landscape update and discussed the tree trimming.

**PROPOSAL** Three Phase Electric – New Light Fixture  
Motion was made and seconded to approve the proposal from Three Phase Electric to add a light fixture over the trash enclosure at 212 N. Kodiak garage building in the amount of \$420.00. Motion carried unanimously

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Construction Services Unlimited – 220 B&C Kodiak

Motion was made and seconded to approve the proposal from Construction Services Unlimited for fascia board replacement at the B&C units at 220 Kodiak, in the amount of \$1,115.00. Motion carried unanimously

Scott English Plumbing – 227 B Kodiak

Motion was made and seconded to approve the proposal from Scott English Plumbing for main sewer line repair, in the amount of \$4,935.00. Motion carried unanimously

Scott English Plumbing – 227 B Kodiak

Motion was made and seconded to approve the proposal from Scott English Plumbing for top hat liner repair, in the amount of \$4,000.00. Motion carried unanimously

Horizon Lighting – Light Pole Installation

Motion was made and seconded to approve the proposal from Horizon Lighting for a new light pole to be installed in the pool area, in the amount of \$3,978.75.00. Motion carried unanimously

Horizon Lighting – AstroClock at the Pool

Motion was made and seconded to approve the proposal from Horizon Lighting for a new AstroClock for the pool lights to be installed in the pool area, in the amount of \$500.00. Motion carried unanimously

**RULES CHANGES**

Miscellaneous

Motion was made and seconded to not strikeout “#4. Street vendors and solicitors within the Casa Canon Community are prohibited”. Carmen – Yea, Mark – Yea, Ron – Nay

Front Doors

Motion was made and seconded to approve the following changes to Front Doors, “All Replacement doors will be considered and approved on a case by case basis. Any front door, original or replacement, must be painted white unless prior approval is granted by the Association”. Carmen – Nay, Mark– Yea, Ron – Yea

Air Conditioners

Motion was made and seconded to approve the following changes to Air Conditioners, “Exterior window and wall air conditioners are prohibited, except the rear wall of the unit facing the enclosed rear patio/yard area, except for the two-story “B” units, who may install a window air conditioner in the bedroom window that is over the “A” unit facing the street. Heat Pump Air Conditioner units for the whole house must be installed in the rear yard of the unit. Installation of all air conditioning units must be approved, in-writing, by the Association, PRIOR to installation. Carmen – Nay, Mark– Yea, Ron – Yea

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Elevated "D" Unit Decks

Motion was made and seconded to approve the following changes to Elevated "D" Unit Decks, "Items that may be visible on the deck of an elevated "D" unit are limited to the following: Patio furniture, benches, gliders, potted plants in decorative planters with water collection saucers, barbeques. Propane barbeques and electric grills are permitted on upstairs decks provided they have a readily accessible 3A:40B:C certified fire extinguisher, enclosed in the appropriate case, installed adjacent to the cooking area on the exterior of the building. Propane cylinders may not exceed 20LBS. 4.7 gal, commonly referred to as 5 gal. tank. Unit owners accept the responsibility for damages to the deck caused by any item placed on the deck. All in Favor, Motion carried unanimously

Rear Yards

Motion was made and seconded to approve the following changes to rear yards, "Rear yards must be kept neat and well maintained in a clean and sanitary condition. Trees in the rear yard may not exceed fifteen (15) feet in height. All in Favor, Motion carried unanimously

Satellite Dishes

Motion was made and seconded to approve the striking out of the following from the Satellite Dish rule, "No person other than the Association Roofing Contractor is permitted on the roof at any time" as well as "and must enter the unit no more than 12 inches from the point of installation". So, the revised rule will read as, "Satellite dishes measuring less than 30 inches in diameter may be installed provided they are located in the least conspicuous place possible. A request for satellite dish installation must be approved, in writing, by the Association PRIOR to installation of the dish hardware. Satellite dishes installed without prior approval may be removed by the Association. If a satellite dish is installed on the roof, the dish must be installed on a weighted mount with an approved slider/slip sheet between the weighted mount and the membrane roof. Nothing may penetrate the roof membrane material. Damage to the roof by any resident will cause them to be held financially responsible for repair of the damage, any roof leaks caused by the damage, and all associated damage caused by the roof leak. Cable wiring must be installed in the least visible manner. Cables running through windows, doors, over roofs and patios are prohibited. Cables deemed installed incorrectly by the Association, may be cut and removed by the Association". All in Favor, Motion carried unanimously

Window Coverings

Motion was made and seconded to approve the following changes to Window Coverings "Non-seasonal stickers or decals are prohibited on any window. Exception is made for decals that state that there are pets inside and their number for emergency responders that are provided by the City of Anaheim". All in Favor, Motion carried unanimously

Garage Doors

Motion was made and seconded to approve the following changes to Garage Doors. The header will now be "Garage Doors and Openers" The following

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additions have been made to this rule: "Garage doors must be maintained in good working order allowing them to open and close properly and securely. They should remain adjusted correctly so they do not rub the sides of the frame when opening and closing causing damage to the wood frame. Garage doors may be replaced in-kind or with raised-long paneled door providing the replacement has been approved by the Association, in writing, PRIOR to installation. An in-kind replacement is one where the support, materials and appearance do not deviate from the original construction. As alternative would be metal raised-long paneled sectional door. Note: As the dimensions of all the garage doors in Casa Canon are different from one another each door is unique. To be able to accommodate the difference in height from one side to another side of the door additional means might have to be used for the angle/slope at the bottom of the door for the door seal gasket to work properly. For differences of 1" or less a larger seal gasket may be used. For differences, up to 3" a U/C-Channel may be used, but it must be installed so that the seal gasket is compressed evenly when the door is closed. For differences greater than 3" and additional custom bottom scribed panel will have to be used. To accommodate a new garage door the opening may have to be made smaller. This is to be done with 2"X6" lumber that is applied evenly to the left and right side and possibly to the top of the door frame. In most of Casa Canon's garages there is a large beam running across the garage, this beam may not be modified to accommodate the garage door or opener. Garage doors must be painted at the time of installation. Paint will be provided by the Association. Contact the Association management company. As Casa Canon's garages only have one door, if a garage door opener is installed there must be a keyed release installed to be able to open the garage door manually. Garage door openers may be installed with prior architectural approved application. It is recommended that a garage door opener with a battery backup be installed. To install the garage door opener, it may be required to install it behind the beam running across the garage and extension used to connect it to the garage door. As noted above the beam may not be modified to accommodate the installation of a garage door opener." All in Favor, Motion carried unanimously

Garages

Motion was made and seconded to approve the following strike out from Garages "Garages may not be altered in any fashion other than the installation of shelving or cabinets to be used for additional storage. Garages may not be modified to allow additional water, gas, or electrical usage to support washers, dryers, refrigerators, or freezers. Garages may be not be used for social gatherings or entertaining. Netting, screens, hanging tarps used to enclose a garage is prohibited". Adding additional verbiage will be provided at a future meeting. All in Favor, Motion carried unanimously

**LIENS**

Account #0012574061

Motion was made and seconded to approve the placement of a lien on account 0012574061. Motion carried unanimously

Account #0012561021

Motion was made and seconded to approve the placement of a lien on account

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0012561021. Motion carried unanimously

**ADJOURNED**            The meeting was adjourned at 8:15 P.M.

**ATTEST**                Respectfully Submitted by, Allan Schein, Senior Community Manager, PCAM.

**APPROVED**

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Chairman of the Meeting

**SECRETARY'S CERTIFICATE**

I hereby certify that I am the duly appointed Secretary of the Casa Canon Homeowners Association, and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Board of Directors Meeting held January 8, 2018 was approved by the Chairman of the Meeting.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Secretary