

**CASA CANON HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 8, 2016
MINUTES**

NOTICE With notice given and received, the Regular Meeting of the Board of Directors of the Casa Canon Homeowners Association was held on February 8, 2016 in the Casa Canon Clubhouse.

PRESENT Bryant Stone, President
Carmen Delibrado, Vice President
Ron Breach, Treasurer

Jolene Horn-Ceballos, StoneKastle Community Management, Inc.

ABSENT Lucas Fairchild- Secretary & Jennifer Anderson-Member.

CALL TO ORDER The meeting was called to order at 6:00 P.M. by Board President, Bryant Stone.

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.

Board Member Reimbursement

Motion was made, seconded and carried to approve reimbursing Carmen Delibrado in the amount of \$52.44 for the purchase of plant material. Carmen Delibrado abstained.

CONSENT CALENDAR Motion was made, seconded and unanimously carried to approve the November 17, 2015 & January 11, 2016 Regular Meeting Minutes.

Motion was made, seconded and unanimously carried to approve the December of 2015 & January 2016 Financial Statements, subject to audit at the fiscal year end.

**MANAGEMENT
FINANCIAL
REPORT**

Line Approvals

Motion was made, seconded and unanimously carried to approve liens on the following APN accounts: 932-290-21 & 932-290-24.

Write-off of Bad Debt

Nothing to discuss at this time.

**ARCHITECTURAL
REVIEW**

221 C Kodiak-Solar Panels

Motion was made, seconded and carried to approve the architectural application submitted by Ron Breach for the installation of a solar panels. Ron Breach abstained.

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**NEW
BUSINESS**

Mailboxes

The Board reviewed the United State Postal Service correspondence regarding misuse of the mailboxes.

Clubhouse

The Board reviewed A-1 Building Maintenance's correspondence regarding the employee that left the clubhouse unlocked.

Garage Doors

The Board was made aware that Vista Paint will reimburse the Association \$300.00 to have the garage doors repainted the correct color.

Pest & Rodent Control Proposals

Motion was made, seconded and unanimously carried to deny the pest control proposals per Vector Controls recommendations.

Rules & Regulations

The Board directed Management to revise the Rules & Regulations regarding holiday decoration.

Landscaping

The Board was made aware that Cost Landscape will be reimbursing the Association for not completing the tree trimming & over seeding within the community in the amount of \$5,445.00.

Tree Trimming

Motion was made, seconded and unanimously carried to approve the tree trimming for 2016 at a cost of \$5,095.00, 2017 at a cost of \$4,930.00 & 2018 at a cost of \$6,093.00. To be paid out of the operating account.

200 D Kodiak-Water Test

Motion was made, seconded and unanimously carried to deny the water test for the above mentioned address.

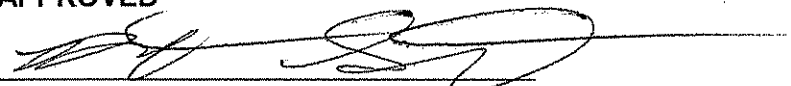
ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 6:55 P.M.

ATTEST

Respectfully Submitted by Jolene Horn-Ceballos, Director of Management Services, StoneKastle Community Management.

APPROVED



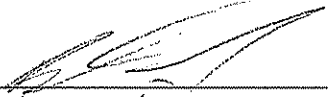
Bryant Stone, Chairman of the Meeting

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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 February 8, 2016 was approved by the Chairman of the Meeting.

Dated: 3/19/2016


Secretary