

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 13, 2017
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 13, 2017 in the Casa Canon Clubhouse.

PRESENT Carmen Delibrado, President
Ken Franke, Treasurer
Rosa Porter, Secretary

Jolene Horn, StoneKastle Community Management, Inc.

ABSENT Ron Breach, Vice President

CALL TO ORDER The meeting was called to order at 6:00 P.M. by, Carmen Delibrado.

OPEN FORUM Board Member Reimbursement
Motion was made, seconded and unanimously carried to approve the Board Member reimbursement in the amount of \$24.00. Carmen Delibrado abstained.

CONSENT CALENDAR Motion was made, seconded and unanimously carried to approve the Regular Meeting Minutes for January 30, 2017.

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

**MANAGEMENT
FINANCIAL
REPORT**

Financial Update

As of January 31, 2017 the operating account had a balance of \$77,958.61. As of the same date the reserve account had a balance of \$150,281.55.

The last reserve study conducted on July 21, 2016 showed the Association was 37% funded. A healthy funding is 75% or higher.

Pre Lien Approvals

Nothing at this time

Lien Approvals

Motion was made, seconded and unanimously carried to approve to lien APN#932-290-05.

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Accounts to send to the Attorney
None at this time

Bank Loan Information – Re-Modification
The Board was made aware this information has been sent over to Mutual of Omaha for processing and Management will keep the Board updated.

LANDSCAPE None at this time

**ARCHITECTURAL
REVIEW**

Garage Doors
The Board directed Management to set up an appointment with Ron, Carmen and a garage door vendor to get specs for the install of the garage doors and have them become the Association's preferred vendor.

305 Kodiak# D – Garage Door Install
The Board directed Management to send a second notice regarding the incorrectly installed garage door.

228 Kodiak #B – Windows
The Board was made aware a letter was sent to this homeowner advising that the windows were installed incorrectly.

Porch Light Color/For Sale Signs/Decorations
The Board discussed the above items and requested specifications be drafted for each.

Holiday Decoration Rule
The Board discussed the parameters of holiday decorations and requested a specification be drafted.

PARKING None at this time

ADJOURN There being no further business to come before the Board at this time, the meeting was adjourned at 6:20 P.M.

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ATTEST

Respectfully Submitted by, Jolene Horn-Ceballos Vice President of
Management Services.

APPROVED


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 February 13, 2017 was approved by the Chairman of the Meeting.

Dated: 3-13-17


Secretary