

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MARCH 12, 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 March 12, 2018 in the Casa Canon Clubhouse.

PRESENT Ron Breach, President
Mark Stalnaker, Secretary
Carmen Delibrado, Treasurer
David Pixler, Member

Allan Schein, StoneKastle Community Management, Inc.

ABSENT Rosa Porter, Vice President

GUESTS Steven Tinnelly – Tinnelly Law Group

CALL TO ORDER The meeting was called to order at 6:00 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 February 12, 2018. Motion carried unanimously.

Motion was made and seconded to approve the February 2018 financial statements subject to audit at the fiscal year end. Motion carried unanimously.

MANAGEMENT FINANCIAL REPORT Financial Update
As of February 28, 2018, the operating account had a balance of \$51,221.01.
As of the same date the reserve account had a balance of \$241,934.31

The last reserve study conducted on May 18, 2017 showed the Association was 41% funded. A healthy funding is 75% or higher.
Motion was made and seconded to approve the draft audit as submitted by Inouye, Shively & Klatt. Motion carried unanimously

LANDSCAPE Landscape Report
Cost Landscape provided a landscape update and provided a proposal for new plantings and mulch.

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REIMBURESMENT Carmen Delibrado

Motion was made and seconded to approve reimbursing Carmen Delibrado for the purchase of plant material in the amount of \$80.08. Motion carried unanimously

ARCHITECTURAL 213B Tustin – Garage Door

Motion was made and seconded to approve the installation of a new garage door at 213B Tustin. Motion carried unanimously.

203C Kodiak – Windows and Slider

Motion was made and seconded to approve the installation of windows and sliders at 230C Kodiak. Motion carried unanimously

PROPOSAL ProTec Building Service

Motion was made and seconded to approve the proposal from ProTec Building Services for their monthly maintenance contract for a total sum of \$1,696.00 per month for a total of 32 hours per month, if used. Motion carried unanimously

ProTec Building Services

Motion was made and seconded to approve the proposal from ProTec Building Services to make the repairs at unit 200A, for the exterior building wall using the ProTec Building contract hours. Motion carried unanimously

ProTec Building Services

Motion was made and seconded to approve the proposal from ProTec Building Services to make the repairs at unit 200A exterior garage post, using the ProTec Building contract hours. Motion carried unanimously.

LIENS 0012294081

Motion was made and seconded to approve the tabling of the lien on account 0012294081 . Motion carried unanimously

ADJOURNED The meeting was adjourned at 7:00 P.M.

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

APPROVED

Chairman of the Meeting

SECRETARY'S CERTIFICATE

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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 March 12, 2018 was approved by the Chairman of the Meeting.

Dated: _____

Secretary