

**CASA CANON HOMEOWNERS ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
APRIL 9, 2018  
MINUTES**

<b>NOTICE</b>	With notice given and received, the Regular Meeting of the Board of Directors of the Casa Canon Homeowners Association was held on April 9, 2018 in the Casa Canon Clubhouse.
<b>PRESENT</b>	Ron Breach, President Rosa Porter, Vice President Mark Stalnaker, Secretary Carmen Delibrado, Treasurer David Pixler, Member  Allan Schein, StoneKastle Community Management, Inc.
<b>ABSENT</b>	None
<b>GUESTS</b>	None
<b>CALL TO ORDER</b>	The meeting was called to order at 6:00 P.M. by, Ron Breach, President.
<b>OPEN FORUM</b>	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.
<b>CONSENT CALENDAR</b>	Motion was made and seconded to approve the Regular Minutes from March 12, 2018. Motion carried unanimously.  Motion was made and seconded to approve the March 2018 financial statements subject to audit at the fiscal year end. Motion carried unanimously.
<b>MANAGEMENT FINANCIAL REPORT</b>	<u>Financial Update</u> As of March 31, 2018, the operating account had a balance of \$56,505.99. As of the same date the reserve account had a balance of \$246,874.56  The last reserve study conducted on May 18, 2017 showed the Association was 41% funded. A healthy funding is 75% or higher.
<b>LANDSCAPE</b>	<u>Landscape Report</u> Carmen provided a report on landscape.

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**REIMBURESMENT**     Carmen Delibrado

Motion was made and seconded to approve reimbursing Carmen Delibrado for printing charges and plant material/grass seed in the amount of \$34.95. Motion carried unanimously

**ARCHITECTURAL**     217 N. Tustin, Unit B – Garage Door

Motion was made and seconded to approve the installation of a new garage door at 217 N. Tustin Unit B. Motion carried unanimously.

Management Approval of Garage Doors

Motion was made and seconded to approve having Management approve all submitted garage door applications, contingent that the owner is using Blue Pacific as the installer. Motion carried unanimously

**PROPOSAL**

Reserve Data Analysis (RDA)

Motion was made and seconded to approve the proposal from RDA for an updated reserve study for 2018, in the amount of \$450.00. Motion carried unanimously

American Alarm

Motion was made and seconded to approve the proposal from American Alarm to install one video camera in the pool area in the amount of \$350.00 plus labor. Motion carried unanimously

CaliClean Janitorial

Motion was made and seconded to approve the proposal from CaliClean for weekly janitorial cleaning of the pool area clubhouse and bathrooms in the amount of \$185.00 per month. Motion carried unanimously.

Quickel Paving

Motion was made and seconded to table the proposal from Quickel Paving to be reviewed later in the year. Motion carried unanimously.

Horizon Lighting

Motion was made and seconded to table three proposal from Horizon Lighting to be reviewed in May 2018. Motion carried unanimously.

Fence Menders – Pool Fence

Motion was made and seconded to approve the proposal from Fence Menders to repair, prime and paint repaired areas of the pool fence in the amount of \$4,785.00. Motion carried unanimously.

**Parking Permit**

308 N. Kodiak Unit C

Motion was made and seconded to approve the parking pass application for 308 N. Kodiak Unit C. Motion carried unanimously

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**ADJOURNED**            The meeting was adjourned at 7:20 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 April 9, 2018 was approved by the Chairman of the Meeting.

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

\_\_\_\_\_  
Secretary