

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
APRIL 10, 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 April 10, 2017 in the Casa Canon Clubhouse.

PRESENT Ron Breach, Vice President
Ken Franke, Treasurer
Rosa Porter, Secretary

Jolene Horn, StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 6:00 P.M. by, Ron Breach, Vice 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, seconded and unanimously carried to approve the Regular Meeting Minutes for March 13, 2017.

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

Motion was made, seconded and unanimously carried to ratify the approval to repair the entry and woman's locks at the pool, at a cost of \$575.00 .

**MANAGEMENT
FINANCIAL
REPORT**

Financial Update

As of March 31, 2017 the operating account had a balance of \$82,419.99. As of the same date the reserve account had a balance of \$157,876.55.

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

None at this time

Lien Approvals

None at this time

Write Off of Bad Debt

None at this time

Accounts to send to the Attorney

Motion was made, seconded and unanimously carried to send account #0012113161 to the attorney.

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LANDSCAPE

Coast Landscape

Motion was made, seconded and unanimously carried to approve all but the adding of red sun azalea shrubs to the front planter from the March 2017 landscape inspection, at a cost of \$876.00.

**ARCHITECTURAL
REVIEW**

Garage Doors

Chris with Blue Pacific Doors Inc. was present. Rob Breach will put together the garage door specifications.

228 B Kodiak – Garage Door

Motion was made, seconded and unanimously carried to ratify the homeowners request to replace the garage door as per their submitted specifications.

300 C Kodiak – New Doorbell

Motion was made, seconded and unanimously carried to ratify the homeowners request to install a doorbell with a built in camera as per their submitted specifications.

221 B Tustin – Air Conditioning Install

Motion was made, seconded and unanimously carried to ratify the homeowners request to replace the air conditioning unit as per their submitted specifications.

227 B Kodiak – Tow Dispute

The Board reviewed the correspondence sent to the above mention homeowner regarding the towing of her jeep providing it was correct and done per the community post orders.

Board Member Resignation

The Board was made aware Carmen Delibrado sent in her resignation from the Board of Directors effective April 4, 2017.

Insurance Renewal

Motion was made, seconded and unanimously carried to approve the insurance renewal, at a cost of \$13,396.00.


ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 6:35 P.M.

ATTEST

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

APPROVED

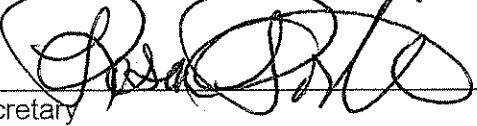

Chairman of the Meeting

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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 April 10, 2017 was approved by the Chairman of the Meeting.

Dated: 5-8-17


Secretary