

**CASA CANON HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 11, 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 April 11, 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 \$310.91 for the purchase of plant material. Carmen Delibrado abstained.

**CONSENT CALENDAR** Motion was made, seconded and unanimously carried to table the March 14, 2016 Regular Meeting Minutes.

Motion was made, seconded and unanimously carried to approve the March 31, 2016 Financial Statements, subject to audit at the fiscal year end.

Motion was made, seconded and unanimously carried to ratify Antis Roofing change order, in the amount of \$875.00 for the replacement of 25 missing and/or broken vent caps.

**ARCHITECTURAL REVIEW**

201 B Tustin-Windows

Motion was made, seconded and unanimously carried to approve the homeowners request to replace the windows and slider with the condition that the windows are double paned glass.

112 B Kodiak-Windows

Motion was made, seconded and unanimously carried to approve the homeowners request to replace the windows and slider with the condition that the windows are double paned glass.

**CASA CANON HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 11, 2016- PAGE 2**

**MANAGEMENT  
FINANCIAL  
REPORT**

Lien Approvals

Motion was made, seconded and unanimously carried to approve to file a lien for APN #932-290-33.

Write-off of Bad Debt

Nothing to discuss at this time.

Move Operating Funds

Motion was made, seconded and unanimously carried to approve to move \$50,000.00 from operating to reserves.

**LANDSCAPE**

122 B Kodiak-Request to Remove Ivy

The Board tabled this matter.

**NEW  
BUSINESS**

112 Kodiak #B-Flooring Reimbursement

Motion was made, seconded and unanimously carried to approve reimbursing the owner in the amount of \$1190.02 for the replacement of his wood floor that was damaged from an Association plumbing leak.

Graffiti Police Report

The Board reviewed this report.

Mapping the Mainlines in the Garages

The Board directed Management to set up a walk to inspect the garages.

Rain Gutter Responsibility

The Board tabled this matter.

FHA Approval

Motion was made, seconded and unanimously carried to approve Condo Approvals proposal to re-certify the Association's FHA status, at a cost of \$690.00. This certification is good for two (2) years.

2015 Draft Audit

Motion was made, seconded and unanimously carried to approve Inouye, Shively & Klatt's 2015 draft audit.

221 D Tustin-Code Enforcement Issues

The Board reviewed the correspondence sent by the above noted homeowner advising the Association of issues she was working with code enforcement on.

Termite Trenching

Motion was made, seconded and unanimously carried to approve to have CSU complete the subterranean termite treatment.

**CASA CANON HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 11, 2016- PAGE 3**

Deck Inspection

The Board was made aware that CSU inspected all the decks in the community and feels they are fine at this time.

Insurance Bids

Motion was made, seconded and unanimously carried to approve LaBarre/Oksnee's Insurance proposal, at a cost of \$12,422.00.

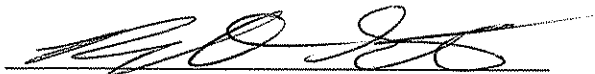
**ADJOURN**

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**

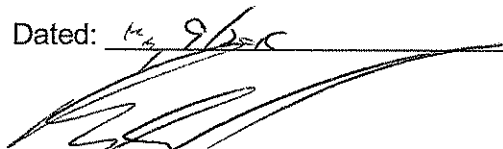


Bryant Stone, Chairman of the Meeting

**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 11, 2016 was approved by the Chairman of the Meeting.

Dated: Apr 11, 2016

  
Secretary T. Oksnee