

**CASA CANON HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 13, 2015  
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 13, 2015 in the Casa Canon Clubhouse.

**PRESENT** Carmen Delibrado, President  
Jennifer Anderson, Vice President  
Bryant Stone, Treasurer  
Ron Breach, Secretary  
Lucas Fairchild-Member at Large

Jolene Horn-Ceballos, StoneKastle Community Management, Inc.

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

**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.

**LANDSCAPE REVIEW** The Board reviewed the April, 2015 landscape report.

Board Member Reimbursement  
Nothing to discuss

**CONSENT CALENDAR** Motion was made, seconded and unanimously carried to approve the March 9, 2015 Regular Meeting Minutes.

Motion was made, seconded and unanimously carried to approve the March of 2015 Financial Statements, subject to audit at the fiscal year end.

Motion was made, seconded and unanimously carried to ratify the repair to a broken water main at 118 Kodiak for a cost of \$1,500.00. This expense will be paid out of the reserve account.

**MANAGEMENT  
FINANCIAL  
REPORT**

Line Approvals  
Motion was made, seconded and unanimously carried to approve a lien for account #932-29-036.

Write-off of Bad Debt  
None at this time.

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Fence Painting Stating Specifications

The Board made Management aware that the fence painting/staining color is Natural Stain or Brown.

**ARCHITECTURAL  
REVIEW**

305 C Kodiak-Air Conditioning Install

Motion was made, seconded and unanimously carried to approve the homeowners request to install an air conditioning system at the above mentioned address.

221 D Tustin-Water Heater Install

Motion was made, seconded and unanimously carried to approve the homeowners request to replace the water heater.

**PARKING  
REVIEW**

Nothing to be discussed

**POOL  
REVIEW**

Pool Project Proposal

The Board reviewed the pool project.

**MANAGEMENT  
REPORT**

2011 Unpaid Invoice

The Board directed Management to obtain a copy of the letter that was sent to the homeowner of 201 B Tustin from The Law Offices of Pamela Moore.

Roof Mounted Satellite Dishes

The Board was made aware that all the satellite dishes were removed and/or the vinyl sheet had been installed under the sled.

Manufacture Contact regarding Roofing Issues

The Board was made aware that Management has been in contact with Durolast (the roofing manufacture) and requested they inspect the roofs, as Antis believes there are some defects in the system that should be repaired under the manufactures warranty.

Water heater Closet Roof

Motion was made, seconded and unanimously carried to approve to have the association make necessary repairs to the water heater closets.

201 Tustin Roofing

The Board tabled the reroofing issue at the above mentioned.

227 D Kodiak-Termite Inspection

The Board directed Management to request the termite inspection report from CSU for this unit and all future inspections.

Park Bench

Motion was made, seconded and unanimously carried to deny CSU's proposal to repair the park bench. Ron Breach will make the needed repairs.

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Park Fence

Motion was made, seconded and unanimously carried to approve CSU's proposal to complete the park fence repairs, at a cost of \$966.00.

2014 Draft Audit

Motion was made, seconded and unanimously carried to approve the 2014 Draft audit prepared by Inouye Shively Longtin & Klatt.

Kodiak Alley Fencing

The Board reviewed this matter.

Asphalt Proposal

Motion was made, seconded and unanimously carried to deny CSU's proposal to restripe and asphalt spot parking areas throughout the community.

**NEXT  
MEETING  
ADJOURN**

There being no further business to come before the Board at this time, the meeting was adjourned at 6:50 P.M.

**ATTEST**

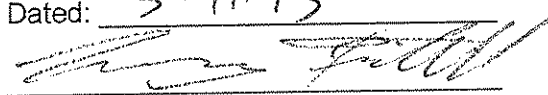
Respectfully Submitted by Jolene Horn, StoneKastle Community Management.

**APPROVED**

  
Carmen Delibrado, 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 13, 2015 was approved by the Chairman of the Meeting.

Dated: 5-11-15  
  
Secretary