

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MAY 14, 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 May 14, 2018 in the Casa Canon Clubhouse.

PRESENT Ron Breach, President
Mark Stalnaker, Secretary
Carmen Delibrado, Treasurer

Allan Schein, StoneKastle Community Management, Inc.

ABSENT Rosa Porter, Vice President
David Pixler, Member

GUESTS Coast Landscape

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 April 30, 2018. Motion carried unanimously.

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

MANAGEMENT FINANCIAL REPORT Financial Update
As of April 30, 2018, the operating account had a balance of \$50,333.46. As of the same date the reserve account had a balance of \$248,599.83

The last reserve study conducted on May 18, 2017 showed the Association was 41% funded. A healthy funding is 75% or higher.

LANDSCAPE Landscape Report
Coast Landscape Provided a report

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Lawn Replacement

Motion was made and seconded to approve the lawn replacement proposal submitted by Coast Landscape for one area; greenbelts between 220 and 216 Kodiak in the amount of \$4,385.00. Coast Landscape is to bill ½ on the first invoice and split the balance on the 2nd and 3rd invoice. Motion carried unanimously.

ARCHITECTURAL 221 N. Tustin D – Mail Order Roses

Motion was made and seconded to approve installed mail order roses and that the owner will maintain them. Motion carried unanimously.

112 N. Kodiak C – Direct T.V.

Motion was made and seconded to approve installation of Direct T.V. Motion carried unanimously.

217 N. Tustin B

Motion was made and seconded to approve installation of a new garage door. Motion carried unanimously.

PROPOSAL Industrial Fire Protection (Blaze Out)

Motion was made and seconded to approve the proposal from Industrial Fire Protection to inspect and recertify the 27 fire extinguishers, in the amount of \$394.27. Motion carried unanimously

Master Insurance Policy and D&O

Motion was made and seconded to approve the proposal from LaBarre/Oksnee Insurance in the amount of \$27,380.00. Motion carried unanimously

Clubhouse Rental Agreement

Motion was made and seconded to approve the clarification on the rental agreement regarding usage of the clubhouse without the usage of the pool and the usage of 7 parking spaces facing the pool during the rental time frame. Motion carried unanimously.

ADJOURNED The meeting was adjourned at 7:40 P.M.

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

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 May 14, 2018 was approved by the Chairman of the Meeting.

Dated: _____

Secretary