

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JUNE 12, 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 June 12, 2017 in the Casa Canon Clubhouse.

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

Jolene Horn, StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 6:06 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.

Appointment of Board Members
Motion was made, seconded, and unanimously carried to appoint David Pixler as a new Board Member.

Linda Adams withdrew her request to be considered for the open Board Member position.

CONSENT CALENDAR Motion was made, seconded and unanimously carried to approve the Regular Meeting Minutes for May 8, 2017.

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

MANAGEMENT FINANCIAL REPORT Financial Update
As of May 31, 2017 the operating account had a balance of \$80,278.57. As of the same date the reserve account had a balance of \$176,606.55.

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

Pre Lien Approvals
None at this time

Lien Approvals
None at this time

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Write Off of Bad Debt
None at this time

Accounts to send to the Attorney
Motion was made, seconded and unanimously carried to approve sending account number 001253111 to the attorney.

LANDSCAPE

Various Work in the Community
Motion was made, seconded and unanimously carried to approve Coast Landscape's proposal, at a cost of \$134.00 for various items in the community.

**ARCHITECTURAL
REVIEW**

215 B Kodiak - Landscape
Motion was made, seconded and unanimously carried to approve the homeowners request to remove two bushes from the front of the unit per their submitted specifications.

Garage Doors
The Board tabled this matter.

Reserve Study Proposal
Motion was made, seconded and unanimously carried to approve RDA's report, which reflected the Association being 41 % funded.

Tenants at 101 Tustin
The Board reviewed the owner complaint about the children that live in the apartments.

Fire Extinguisher Certification
Motion was made, seconded and unanimously carried to approve Industrial Fire's proposal to complete the fire extinguisher certification, at a cost not to exceed \$716.00.

Power Washing
Motion was made, seconded and unanimously carried to approve Joaquin to power wash all mailboxes, all white fences, garage walls, garage doors, and stucco around the garage doors, at a cost of \$1,500.00. This expense should be taken out of the paint reserves.

Proposed Revised Rules
Motion was made, seconded and unanimously carried to approve the rules submitted by Director Ron Breach. Management was directed to hold the mailing for further review and comment.

Hang Tags for Violations
The Board reviewed the options for door hangers for violations and denied moving forward due to cost.

ADJOURN

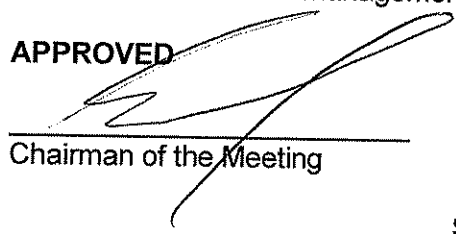
There being no further business to come before the Board at this time, the meeting was adjourned at 6:35 P.M.

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ATTEST

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

APPROVED


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 June 12, 2017 was approved by the Chairman of the Meeting.

Dated: 8-14-17


Secretary