

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JULY 9, 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 July 9, 2018 in the Casa Canon Clubhouse.

PRESENT Carmen Delibrado, President
Isabel del Pozo, Vice President
David Pixler, Member

Allan Schein, StoneKastle Community Management, Inc.

ABSENT Elyse Hayes, Secretary
Bhavisha Patel, Treasure

GUESTS None

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

EXECUTIVE REVIEW At the June 11 Board meeting the Board reviewed Delinquencies and legal matters.

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 June 11, 2018. Motion carried unanimously.

Motion was made and seconded to approve the Organizational Minutes from June 11, 2018. Motion carried unanimously.

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

Motion was made and seconded to approve to table the reserve study for the August Meeting. Motion carried unanimously.

MANAGEMENT FINANCIAL REPORT Financial Update
As of May 31, 2018, the operating account had a balance of \$13,323.77. As of the same date the reserve account had a balance of \$258,076.33

**CASA CANON HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 9, 2018 - PAGE 2**

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

Carmen provided an update on the landscaping.

PROPOSAL

Ring Door Bell

Motion was made and seconded to approve Ring Door Bell as an approved manufacture and design for installation by homeowners. Motion carried unanimously.

Meet and Greet

Motion was made and seconded to hold a Meet and Greet on August 20th at 6:00 pm at the park. Motion carried unanimously.

Rules and Regulations

Motion was made and seconded to send out the revised Rules and Regs for 30 - day comment period with the changes noted from the meeting. Motion carried unanimously.

Pool Area Shed

Motion was made and seconded to table the proposal from ProTec for building a wooden shed, and David will be looking into other viable options. Motion carried unanimously.

LED Fixture

Motion was made and seconded to table the LED light fixture from Horizon Lighting for the pool area, until the October 2018 Board Meeting. Motion carried unanimously.

FHA Renewal

Motion was made and seconded to approve the proposal from FHA Approvals, to process the renewal in the amount of \$750.00. Motion carried unanimously.

Safety Committee Appointment

Motion was made and seconded to appoint Jorge Rodriguez to the Safety Committee. Motion carried unanimously.

Lien - 0012234021

Motion was made and seconded to place a lien in account 0012234021. Motion carried unanimously.

ADJOURNED

The meeting was adjourned at 8:45 P.M.

ATTEST

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

**CASA CANON HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 9, 2018 - PAGE 3**

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 July 9, 2018 was approved by the Chairman of the Meeting.

Dated: _____

Secretary