

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JULY 10, 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 July 10, 2017 in the Casa Canon Clubhouse.

PRESENT Ron Breach, President
Ken Franke, Treasurer
Mark Stalnaker, Secretary

Jolene Horn, StoneKastle Community Management, Inc.

ABSENT Rosa Porter, Vice President

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.

Motion was made, seconded and unanimously carried to appoint Elyse Hernandez, to the Architectural Committee.

CONSENT CALENDAR Motion was made, seconded and unanimously carried to table the Regular Meeting Minutes for June 12, 2017 for corrections.

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

**MANAGEMENT
FINANCIAL
REPORT**

Financial Update

As of June 30, 2017 the operating account had a balance of \$84,184.19. As of the same date the reserve account had a balance of \$184,260.55.


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
None at this time

Foreclosure
Motion was made, seconded and unanimously carried to approve to foreclose on APN 932290-71.

LANDSCAPE

Landscape Report
The Board reviewed the landscape report.

**ARCHITECTURAL
REVIEW**

None at this time

Garage Doors
The Board approved the proposed garaged door specifications.

Proposed Rules Changes
Motion was made, seconded and unanimously carried to approve the rules submitted by Director Ron Breach.

CSU Unapproved Invoice - \$2,308.00
Motion was made, seconded and unanimously carried to approve the invoice submitted by CSU for underground conduit work done at 220 d Kodiak, in the amount of \$2,308.00. This expense is to be paid out of the reserve account.

Lights at the Park
The Board directed Management to have CSU meet with Director Ron Breach to discuss the lighting at the park.

CSU Proposal to install Chain-link Fence
Motion was made, seconded and unanimously carried to approve CSU's proposal to install a chain link fence on top of the block wall at 221 Tustin, at a cost of \$577.00.


ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 6:40 P.M.

ATTEST

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

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 July 10, 2017 was approved by the Chairman of the Meeting.

Dated: 8-14-17


Secretary