

**CASA CANON HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 8, 2016
MINUTES**

- NOTICE** With notice given and received, the Regular Meeting of the Board of Directors of the Casa Canon Homeowners Association was held on August 8, 2016 in the Casa Canon Clubhouse.
- PRESENT** Carmen Delibrado, President
Ron Breach, Vice President
Ken Franke, Treasurer
Rosa Porter, Secretary

Jolene Horn-Ceballos, StoneKastle Community Management, Inc.
- CALL TO ORDER** The meeting was called to order at 5:55 P.M. by, 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.
- Board Member Reimbursement
Motion was made, seconded and carried to approve reimbursing Carmen Delibrado in the amount of \$215.00 for the purchase of plant material. Carmen Delibrado abstained.
- CONSENT CALENDAR** Motion was made, seconded and unanimously carried to approve the June 13, 2016 Regular Meeting Minutes.
- Motion was made, seconded and unanimously carried to approve the June 8, 2015 Adjourned Annual Meeting Minutes.
- Motion was made, seconded and unanimously carried to approve the June 30 and July 31, 2016 Financial Statements, subject to audit at the fiscal year end.
- ARCHITECTURAL REVIEW** 200 D Kodiak-Garage Door Replacement
Motion was made, seconded and unanimously carried to ratify the homeowners request to replace the already installed garage door as per their submitted specifications.
- 228 B Kodiak-Window & Patio slider Replacement
Motion was made, seconded and unanimously carried to ratify the homeowners request to replace the window and patio slider as per their submitted specifications.
- 221 B Kodiak-Install of a Block Wall
Motion was made, seconded and unanimously carried to ratify the homeowner request to install a block wall as per their submitted specifications.

**CASA CANON HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 8, 2016 - PAGE 2**

**MANAGEMENT
FINANCIAL
REPORT**

Lien Approvals

Noting to discuss at this time.

Write-off of Bad Debt

Nothing to discuss at this time.

LANDSCAPE

The Board reviewed the May and July 2016 monthly landscape reports.

**OLD
BUSINESS**

Speed Bump Project

The Board directed Management to follow up on the location of the speed bump meeting.

Title 22 Requirements

Motion was made, seconded and unanimously carried to approve Aqua-Tek's proposal for the installation of one (1) Title 22 complaint controller, at a cost of \$4,888.60. This expense is to be paid out of the reserve account.

**NEW
BUSINESS**

Board Member Resignation

The Board was made aware Jen Anderson sent in her resignation from the Board of Directors effective immediately. The Board directed Management to send a mailer to homeowners asking if anybody would be interested to serve on the Board of Directors.

Ally Slurry

The Board tabled the slurry project until 2017.

212 A Kodiak-Plumbing Reimbursement

Motion was made, seconded and unanimously carried to deny the homeowner's request for reimbursement in the amount of \$750.00 for repairs made to the flange elbow and broken sewer pipe as a result of roots from a common area tree, as the Association's plumber Scott English reported the roots grew due to the leaking flange.

123 A Kodiak-Plumbing Backup

Motion was made, seconded and unanimously carried to approve the homeowner's request for reimbursement for the insurance deductible in the amount of \$2,500.00 for a sewer backup in his unit.

Scott English Plumbing Bid

The Board tabled the proposal to install cleanouts.

Roof Maintenance

The Board tabled the proposal from Antis to complete the Association's roof maintenance.

**CASA CANON HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 8, 2016 - PAGE 3**

Collection Policy

Motion was made, seconded and unanimously carried to approve CLA's proposal to review the Association's collection policy.

2016 Reserve Study

Motion was made, seconded and unanimously carried to approve RDA's 2016 Reserve Study.

Signature Cards

The Board completed the signature cards.

Installation No Trespassing Signs

The Board directed Management to contact Code Enforcement for the sign information.

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 7:08 P.M.

ATTEST

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

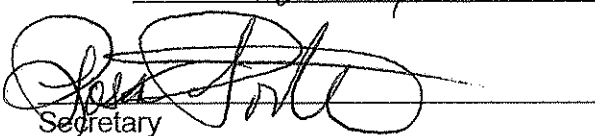
APPROVED


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 August 8, 2016 was approved by the Chairman of the Meeting.

Dated: 9-12-16


Secretary