

**CASA CANON HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 8, 2014
MINUTES**

NOTICE With notice given and received, the Regular Meeting of the Board of Directors of the Casa Canon Homeowners Association was held on September 8, 2014 in the Casa Canon Clubhouse.

PRESENT Carmen Delibrado, President
Jennifer Anderson, Vice President
Bryant Stone, Treasurer
Ron Breach, Member

Jolene Horn-Ceballos, StoneKastle Community Management, Inc.

ABSENT Jessica Dewilde, Secretary

**ROOFING
COMPANY
INTERVIEWS** The Board interviewed the roofing contractors.

**CALL TO
ORDER** The meeting was called to order at 5:00 P.M. by Board President, 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.

**LANDSCAPE
REVIEW** September 2014 Landscape Review
The Board reviewed this matter.

Motion was made, seconded and unanimously carried to approve reimbursing Carmen Delibrado, in the amount of \$43.83.

Motion was made, seconded and unanimously carried to approve Coast Landscapes proposal to remove two (2) palm trees on Tustin Ave, at a cost of \$1,650.00.

**CONSENT
CALENDAR** Motion was made, seconded and unanimously carried to approve the August 11, 2014 Regular Meeting Minutes.

Motion was made, seconded and unanimously carried to approve the August 11, 2014 Organization Minutes.

Motion was made, seconded and unanimously carried to approve the August 2014 Financial Statements, subject to audit at the fiscal year end.

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**MANAGEMENT
FINANCIAL
REPORT**

Line Approvals
None at this time.

Write-off of Bad Debt
None at this time.

Financial Review
The Board was made aware that as of August 31, 2014 the operating account had \$109,649.56, as of the same date the reserve account had a balance of \$159,691.11.

**ARCHITECTURAL
REVIEW**

106-A Kodiak-Window Application
Motion was made, seconded and unanimously carried to approve the homeowners request to install new double pane windows with no structural modifications.

Time Frame for Improvements
The Board discussed that all applications need to have a start and end date for architectural request and if not done within thirty (30) days the application will be revoked.

**PARKING
REVIEW**

The Board directed Management to get a bid for installation of cameras at the pool area.

**MANAGEMENT
REPORT**

Reserve Study
Motion was made, seconded and unanimously carried to approve the reserve study for the community.

FHA Approval
The Board reviewed this matter and directed Management to add to the Annual Calendar.

Safe for Computer
The Board directed Management to contact Anaheim Lock & Key to get a bid to install a safe in the clubhouse for the computer.

Car Burglary
The Board directed Management to add this matter in the newsletter.

Motion was made, seconded and unanimously carried to approve reimbursing Ron Breach, in the amount of \$21.54 for light bulbs.

123-D Kodiak Reimbursement Request
Motion was made, seconded and unanimously carried to deny the

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homeowners request for reimbursement in the amount of \$92.00 for a drop fee, as the car was parked against the association's rules.

CSU-Paint on Cars

The Board reviewed this matter.

227-D Kodiak-Termite Request

The Board reviewed the homeowner's correspondence regarding termite treatment.

CSU-Completing Termite Work

The Board reviewed CSU's information for the termite company they use to apply the termite treatments in the community.

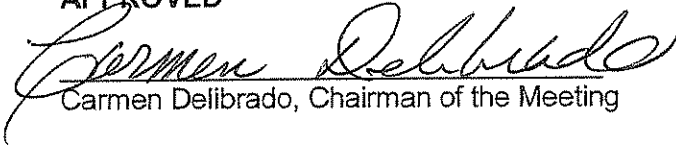
**NEXT
MEETING
ADJOURN**

There being no further business to come before the Board at this time, the meeting was adjourned at 6:54 P.M.

ATTEST

Respectfully Submitted by Jolene Horn, StoneKastle Community Management.

APPROVED

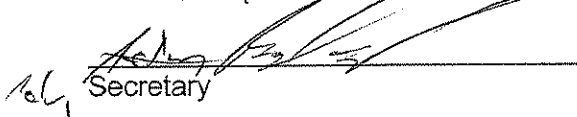

Carmen Delibrado, Chairman of the Meeting

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 September 8, 2014 was approved by the Chairman of the Meeting.

Dated: 10/12/2014


Secretary