

**CASA CANON HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 12, 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 September 12, 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 6:00 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 \$211.72 for the purchase of plant material. Carmen Delibrado abstained.

**CONSENT
CALENDAR**

Motion was made, seconded and unanimously carried to approve the August 8, 2016 Regular Meeting Minutes.

Motion was made, seconded and unanimously carried to approve the August 8, 2016 Organizational Meeting Minutes.

Motion was made, seconded and unanimously carried to approve the August of 2016 Financial Statements, subject to audit at the fiscal year end.

Motion was made, seconded and unanimously carried to ratify Antis Roofing's proposal to complete a water test at 206 A Kodiak, at a cost of \$495.00.

**MANAGEMENT
FINANCIAL
REPORT**

Lien Approvals

Motion was made, seconded and unanimously carried to approve a lien for account numbers 932-290-24 and 932-290-33.

Write-off of Bad Debt

Nothing to discuss at this time.

**CASA CANON HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 12, 2016 - PAGE 2**

**ARCHITECTURAL
REVIEW**

201 D Tustin-Electric Motor on Garage Door

Motion was made, seconded and unanimously carried to ratify the homeowners request to replace the already installed garage door opener as per their submitted specifications.

217 D Tustin-Install Cameras

Motion was made, seconded and unanimously carried to ratify the homeowners request to install cameras as per their submitted specifications.

LANDSCAPE

The Board reviewed the August 2016 monthly landscape reports.

OLD BUSINESS

Speed Bump Project

The Board reviewed the City's correspondence regarding the denial of the installation of the speed bumps in the alleys and along Kodiak.

**NEW
BUSINESS**

2017 Proposed Budget

The Board tabled this matter.

Ally Slurry

The Board tabled this matter until May of 2017.

212 A Kodiak-Plumbing Reimbursement

Motion was made, seconded and unanimously carried to approve the homeowners request for reimbursement in the amount of \$750.00 for repairs made to the flange elbow and broken sewer pipe.

Clubhouse Rentals

Rosa Porter will handle the rental of the clubhouse.

No Trespassing Signs

The Board tabled this matter.

Roof Maintenance

The Board tabled this matter.

206 A Kodiak-Water Test

The Board reviewed Antis Roofing's report advising that the leak in this unit was not a result of a roof leak.

Collection Policy

Motion was made, seconded and unanimously carried to approve the revised collection policy drafted by the attorney to be sent to the owners for the 30-day comment period.

Install Retaining Wall

The Board tabled this matter.

**CASA CANON HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 12, 2016 - PAGE 3**

Plumbing Cleanout Bid

The Board directed Management to send out notices to the homeowners advising of the dates the plumbing inspection will take place.

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 September 12, 2016 was approved by the Chairman of the Meeting.

Dated: 10-18-16


Secretary