

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
OCTOBER 15, 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 October 15, 2018 in the Casa Canon Clubhouse.

PRESENT Carmen Delibrado, President
Isabel del Pozo, Vice President
Bhavisha Patel, Treasure

Allan Schein, StoneKastle Community Management, Inc.

ABSENT Elyse Hayes, Secretary
David Pixler, Member

GUESTS None

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

EXECUTIVE REVIEW At the August 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 September 10, 2018. Motion carried unanimously.

Motion was made and seconded to approve the September 30, 2018 financial statements subject to audit at the fiscal year end. Motion carried unanimously.

MANAGEMENT FINANCIAL REPORT Financial Update
As of September 30, 2018, the operating account had a balance of (\$19,906.47). As of the same date the reserve account had a balance of \$279,182.86

The last reserve study conducted on June 13, 2018 showed the Association was 49% funded. A healthy funding is 75% or higher.



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LANDSCAPE

Landscape Report

Carmen provided an update on the landscaping.

Coast Landscape – Tree Trimming

Motion was made and seconded to approve the proposal from Coast Landscape for tree trimming in the amount of \$2,958.00. Motion carried unanimously.

PrimeCo Painting

Motion was made and seconded to approve the proposal from PrimeCo Painting for painting of all the buildings and clubhouse, iron in the amount of \$89,945.00. Motion carried unanimously.

Contract Review by Legal Counsel

Motion was made and seconded to approve having management send the PrimeCo. Painting contract to Tinnelly Law for review. Motion carried unanimously.

Rules and Regulations – 30 Day Comment Period

Motion was made and seconded to approve having management send out the revised rules for 30-day comment period. Motion carried unanimously.

Clubhouse Storage Room – ProTec Construction

Motion was made and seconded to approve ProTec Construction to repair the walls and shelving in the closet in the amount of \$900.00. Motion carried unanimously.

Clubhouse Storage Room – ProTec Construction

Motion was made and seconded to approve ProTec Construction to install the electrical outlets in the closet in the amount of \$900.00. Motion carried unanimously.

Clubhouse Storage Room – ProTec Construction

Motion was made and seconded to approve ProTec Construction to install the electrical outlets in the closet in the amount of \$800.00. Motion carried unanimously.

ARCHITECTURAL

Architectural – 118 N Kodiak Unit A – Windows

Motion was made and seconded to approve the architectural request for new windows, with the condition of confirming the size of the fin. Motion carried unanimously.

Architectural – 203N Kodiak Unit A – Video Door Bell

Motion was made and seconded to approve the architectural request for a new video door bell. Motion carried unanimously.

ADJOURNED

The meeting was adjourned at 7:55 P.M.

ATTEST

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

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APPROVED

Carmen Delgado
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 October 15, 2018 was approved by the Chairman of the Meeting.

Dated: 11/19/18

Secretary