

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
OCTOBER 18, 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 October 18, 2017 in the Casa Canon Clubhouse.

PRESENT Ron Breach, President
Rosa Porter, Vice President
Mark Stalnaker, Secretary
David Pixler, Member

Allan Schein, StoneKastle Community Management, Inc.

ABSENT Ken Franke, Treasurer

CALL TO ORDER The meeting was called to order at 6:00 P.M. by, Ron Breach, President.

RESIGNATION/APPOINTEMENT

Motion was made and seconded to accept the resignation of Ken Franke.
Motion carried unanimously

Motion was made and seconded to appoint Carmen Delibrado to the Board of Directors to fill the vacant seat of Ken Franke, in the position of Treasurer.
Motion carried unanimously.

PRESENT Ron Breach, President
Rosa Porter, Vice President
Mark Stalnaker, Secretary
David Pixler, Member
Carmen Delibrado, Treasurer

Allan Schein, StoneKastle Community Management, Inc.

ABSENT None

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.

- During the Homeowner Forum there was concerns from the membership about the Rule Changes. The Board tabled the approval of the Rule Changes, so that the Board could review the Homeowners concerns.

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**CONSENT
CALENDAR**

Motion was made and seconded to approve the Regular Minutes from September 11, 2017. Motion carried unanimously.

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

**MANAGEMENT
FINANCIAL
REPORT**

Financial Update

As of September 30, 2017, the operating account had a balance of \$122,845.78. As of the same date the reserve account had a balance of \$204,914.55.

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

Write Off of Bad Debt

None at this time

Accounts to send to the Attorney

None at this time

Foreclosure

None at this time

LANDSCAPE

Landscape Report

None at this time.

**ARCHITECTURAL
REVIEW**

Plants in the Front of the Home

Motion was made and seconded to approve 213 N, Tustin to install plant material per the owner's submittal in the front of their home. Motion carried unanimously.

Horizon Lighting – Shut Off Switch

Motion was made and seconded to have Horizon Lighting install a shut off switch in the pool equipment room in the amount of \$461.91. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 6:45 P.M.

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ATTEST

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

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 October 18, 2017 was approved by the Chairman of the Meeting.

Dated: _____

Secretary