

**CASA CANON HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 10, 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 November 10, 2014 in the Casa Canon Clubhouse.

PRESENT Carmen Delibrado, President
Bryant Stone, Treasurer
Ron Breach, Member

Jolene Horn-Ceballos, StoneKastle Community Management, Inc.

ABSENT Jennifer Anderson, Vice President

CALL TO ORDER The meeting was called to order at 6:08 P.M. by Board President, Carmen Delibrado.

Motion was made, seconded and unanimously carried to appoint Lucas Fairchild, as Secretary of the Board of Directors.

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 November 2014 Landscape Report
Coast Landscape was present to discuss the November 2014 Landscape Report.

CONSENT CALENDAR Motion was made, seconded and unanimously carried to approve the October 13, 2014 Regular Meeting Minutes.

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

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 September 30, 2014 the operating account had \$114,303.79, as of the same date the reserve account had a

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balance of \$164,252.11.

ARCHITECTURAL

REVIEW

305 C Kodiak-Window/Patio Door Replacement Architectural Application

Motion was made, seconded and unanimously carried to approve the homeowners request to replace the windows and patio door.

**PARKING
REVIEW**

217 C Tustin-Two Reimbursement Request

Motion was made, seconded and unanimously carried to deny the homeowners request for towing reimbursement.

**POOL
REVIEW**

Pool Deck

Motion was made, seconded and unanimously carried to approve CSU's proposal to move forward with the pool deck plan check, at a cost of \$1,314.00.

**MANAGEMENT
REPORT**

123 A Kodiak-Damaged Fence

Motion was made, seconded and unanimously carried to deny the homeowners request to have the association repair the damaged fence due to a vehicle running into it.

Board Member Reimbursements

Motion was made, seconded and unanimously carried to approve to reimburse Carmen Delibrado for plant material in the amount of \$15.15.

Block Wall

Management is still looking into the reasonability of the block wall that runs along the Kodiak alley.

112 A Kodiak-Car Burglary

Motion was made, seconded and unanimously carried to deny the homeowners request for a second parking permit based on the association rules.

Jen Anderson Meeting Attendance

The Board reviewed Jen's correspondence stating she will not be able to attend the Association Meeting for the next 3-4 months due to medical reasons.

December Meeting

Motion was made, seconded and unanimously carried to agree there will be no meeting for December 2014.

Quarterly Trash Enclosure Power Washing

Motion was made, seconded and unanimously carried to approve Joaquin to power wash the trash enclosure for \$15.00 per trash enclosure as needed.

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Holiday Vendor Thank You

Motion was made, seconded and unanimously carried to approve sending thank you gifts/cards to the community vendors, at a cost not to exceed \$125.00.

Planter at the Rear of 221 Tustin

The Board directed Management to send a letter to the owner of the apartments with a copy of the easement.

123 D Tustin-Abetment & Drywall Repairs

The Board directed Management to ask Brad Patrick if he can do the abatement and the drywall repairs at the above noted unit. Also, send Antis Roofing a service request to inspect the roof to make sure there are no leaks.

**NEXT
MEETING
ADJOURN**

There being no further business to come before the Board at this time, the meeting was adjourned at 7:35 P.M.

ATTEST

Respectfully Submitted by Jolene Horn, StoneKastle Community Management.

APPROVED

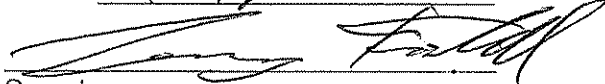

Carmen Delibrado, Chairman of the Meeting

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 November 10, 2014 was approved by the Chairman of the Meeting.

Dated: 1-12-15


Secretary