

CASA CANON HOMEOWNERS ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

NOVEMBER 17, 2015

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 17, 2015 in the Casa Canon Clubhouse.

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

Mike Lara, StoneKastle Community Management, Inc.

ABSENT Lucas Fairchild- Secretary

CALL TO ORDER The meeting was called to order at 6:00 P.M. by Board President, Bryant Stone.

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
None at this time

CONSENT CALENDAR Motion was made, seconded and unanimously carried to approve the Regular Meeting Minutes of October 12, 2015.

Motion was made, seconded and unanimously carried to approve the October of 2015 Financial Statements, subject to audit at the fiscal year end.

MANAGEMENT FINANCIAL REPORT

Line Approvals
Nothing to discuss at this time.

Write-off of Bad Debt
Nothing to discuss at this time.

ARCHITECTURAL REVIEW

200 D Kodiak-Windows
Motion was made, seconded and unanimously carried to approve ratifying the architectural application submitted by the homeowner of the above mentioned unit to replace the windows as specified on the architectural application.

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220-C Kodiak-Windows

Motion was made, seconded and unanimously carried to approve ratifying the architectural application submitted by the homeowner of the above mentioned unit to replace the windows with a similar style as the ones across the courtyard. This project needs to be completed by the end of January.

**UNFINISHED
BUSINESS**

Nothing to Discuss at this time.

**NEW
BUSINESS**

Landscape Proposal

Motion was made, seconded and unanimously carried to approve Coast's Landscapes proposal to install a sump pump at the southwest corner of the clubhouse, at a cost of \$1,925.00. This expense is to be paid out of the reserve account.

Motion was made, seconded and unanimously carried to approve Coast Landscapes proposal to complete the various repairs/replacements to the landscape, at a cost not to exceed, \$198.50.

Pool Service Ratification

Motion was made, seconded and unanimously carried to approve ratifying Aqua-Tek's proposal for the black algae treatment, at a cost of \$260.00.

201-B Correspondence- Pest Control

The Board reviewed the homeowner's correspondence regarding pests in their home. The owner attended the meeting and discussed the matter with the Board at which time the Board agreed to have the exterior of the building inspected and any penetrations sealed. The owner agreed to take care of the pest control needs in the interior per the Governing Documents.

Vent Cap Ratification

Motion was made, seconded and unanimously carried to approve ratifying Antis final cost for the vent caps; large ones at \$45.00 each and small at \$15.00 each.

Parking Pass Handout

The Board tabled this matter until February 2016 pending a rule change.

**NEXT
MEETING
ADJOURN**

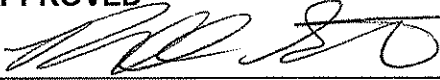
There being no further business to come before the Board at this time, the meeting was adjourned at 6:30 P.M.

ATTEST

Respectfully Submitted by Mike Lara Community Manager, StoneKastle Community Management.

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APPROVED

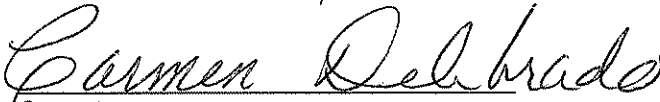


Bryant Stone, Chairman of the Meeting

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 17, 2015 was approved by the Chairman of the Meeting.

Dated: 1-11-16


Secretary