

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JANUARY 14, 2019
MINUTES**

NOTICE With notice given and received, the Regular Meeting of the Board of Directors of the Casa Canon Homeowners Association was held on January 14, 2019 in the Casa Canon Clubhouse.

PRESENT Carmen Delibrado, President
Isabel del Pozo, Vice President
Bhavisha Patel, Treasure
Elyse Haynes, Secretary
David Pixler, Member

Allan Schein, StoneKastle Community Management, Inc.

ABSENT None

GUESTS None

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

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 November 19, 2018. Motion carried unanimously.

Motion was made and seconded to approve the December 31, 2018 financial statements subject to audit at the fiscal year end. Motion carried unanimously.

**MANAGEMENT
FINANCIAL
REPORT**

Financial Update

As of October 31, 2018, the operating account had a balance of \$10,075.96 As of the same date the reserve account had a balance of \$293,043.72

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

LANDSCAPE

Landscape Report

Carmen provided an update on the landscaping.

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ProTec – Coating of 9 Decks

Motion was made and seconded to approve the proposal from ProTec for deck coating of 9 decks in the amount of \$5,850.00. Motion carried unanimously.

ProTec – Coating of 3 Decks

Motion was made and seconded to approve the proposal from ProTec for deck coating of the 3 remaining decks in the amount of \$1,200.00. Motion carried unanimously.

ProTec – Shutters

Motion was made and seconded to approve the proposal from ProTec for installing 4 sets of shutters in the amount of \$1,850.00. Motion carried unanimously.

New Parking Passes

Motion was made and seconded to approve implementing new parking passes and calendaring this to happen every 3 years. New hang tags will be orange in color. Motion carried unanimously.

ADJOURNED

The meeting was adjourned at 6:43 P.M.

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 January 14, 2019 was approved by the Chairman of the Meeting.

Dated: _____

Secretary