

**CASA CANON HOMEOWNERS ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 11, 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 February 11, 2019 in the Casa Canon Clubhouse.

**PRESENT** Carmen Delibrado, President  
Isabel del Pozo, Vice President  
Bhavisha Patel, Treasure  
Elyse Haynes, Secretary

Allan Schein, StoneKastle Community Management, Inc.

**ABSENT** David Pixler, Member

**GUESTS** None

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

**EXECUTIVE REVIEW** At the January 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 January 14, 2019. Motion carried unanimously.

Motion was made and seconded to approve the January 31, 2019 financial statements subject to audit at the fiscal year end. Motion carried unanimously.

**MANAGEMENT  
FINANCIAL  
REPORT**

Financial Update

As of January 31, 2019, the operating account had a balance of \$10,710.51 As of the same date the reserve account had a balance of \$302,530.33

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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Coast Landscape – Drains at 203 B Kodiak

Motion was made and seconded to approve the proposal from Coast Landscape for installing 3 new drains in front of 203 B Kodiak in the amount of \$647.50. Motion carried unanimously.

Parking Passes - SETON WEBSITE

Motion was made and seconded to approve the purchase of 149 hang tags as presented to the Board from the website SETON in the amount of \$6.30 each. Motion carried unanimously.

Termite Done Right – 209 D Kodiak

Motion was made and seconded to approve the proposal from TDR for termite treatment in the amount of \$150.00. Motion carried unanimously.

Andtech Corp. Access Control/Security Alarm

Motion was made and seconded to approve the contract from Andtech Corp for purchase of the new alarm and camera system in the amount of \$5,750.00. Motion carried unanimously.

Andtech Corp. Security Alarm Basic Monitoring Service

Motion was made and seconded to approve the contract from Andtech Corp for basic monitor service in the annual amount of \$330.00. Motion carried unanimously.

Rules and Regulations

Motion was made and seconded to approve amending the Rules and Regulations to include barbeques are not allowed on the decks and no wood smokers are allowed to be used on decks or patios. Motion carried unanimously.

**ADJOURNED**

The meeting was adjourned at 7:04 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 February 11, 2019 was approved by the Chairman of the Meeting.

Dated: \_\_\_\_\_

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Secretary