

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

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

ABSENT Bhavisha Patel, Treasure
Elyse Haynes, Secretary

MANAGEMENT Allan Schein, StoneKastle Community Management, Inc.

GUESTS Michael Dunn – Coast Landscape

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

EXECUTIVE REVIEW At the February 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 February 11, 2019. Motion carried unanimously.

Motion was made and seconded to approve the February 28, 2019 financial statements subject to audit at the fiscal year end. Motion carried unanimously.

**MANAGEMENT
FINANCIAL
REPORT**

Financial Update

As of February 28, 2019, the operating account had a balance of \$2,696.70 As of the same date the reserve account had a balance of \$301,805.33

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

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LANDSCAPE

Landscape Report

Cost Landscape provided an update on the landscaping.

Coast Landscape – 2019 Tree Trimming

Motion was made and seconded to approve the proposal from Coast Landscape for 2019 scheduled tree trimming in the amount of \$3,153.00. Motion carried unanimously.

NextGen Clubhouse A/C

Motion was made and seconded to approve the purchase of a new A/C unit to be installed at the clubhouse in the amount of \$4,900.00. Motion carried unanimously.

Pool Concrete Crack Repairs

Motion was made and seconded to approve the proposal from CSU (Construction Services Unlimited) to crack fill two areas in the pool deck in the amount of \$490.00. Motion carried unanimously.

Termite Done Right – 206 A Kodiak

Motion was made and seconded to approve the proposal from TDR for termite treatment and wood repairs in the amount of \$850.00. Motion carried unanimously.

MCC – 227 A Kodiak – Asbestos Removal

Motion was made and seconded to approve the proposal from MCC for asbestos removal in the amount of \$1,462.51. Motion carried unanimously.

MCC – 106 B Kodiak – Asbestos Removal

Motion was made and seconded to approve the proposal from MCC for asbestos removal in the amount of \$1,766.65 Motion carried unanimously.

AllState Environmental - 209 A Kodiak – Post Testing for Mold

Motion was made and seconded to approve the proposal from Allstate Environmental for post mold testing in the amount of \$475.00 Motion carried unanimously.

AllState Environmental - 106 B Kodiak – Asbestos and Lead Testing

Motion was made and seconded to approve the proposal from Allstate Environmental for asbestos and lead testing in the amount of \$625.00 Motion carried unanimously.

AllState Environmental – 227 A Kodiak – Asbestos and Lead Testing

Motion was made and seconded to approve the proposal from Allstate Environmental for asbestos and lead testing in the amount of \$625.00 Motion carried unanimously.

AllState Environmental – 106 B Kodiak – Post Testing for Mold

Motion was made and seconded to approve the proposal from Allstate Environmental for post mold testing in the amount of \$475.00 Motion carried

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unanimously.

Fence Menders – Install Mesh at the Pool Fencing

Motion was made and seconded to approve the proposal from Fence Menders to install mesh around the entrance gate at the pool in the amount of \$895.00. Motion carried unanimously.

Aqua Tek Pool Service - Acid Wash Pool

Motion was made and seconded to approve the proposal from Aqua Tek Pool Service to acid wash the pool after the trees around the pool get trimmed in the amount of \$2,805.50. Motion carried unanimously.

ARCHITECTURAL 206 C Kodiak – Garage Door

Motion was made and seconded to approve the requested garage door as submitted. Motion carried unanimously.

300 C Kodiak – Satellite Dish

Motion was made and seconded to approve the requested Satellite Dish as submitted. Motion carried unanimously.

ADJOURNED The meeting was adjourned at 7:01 P.M.

CALL ORDER The meeting was called back to order at 7:14 P.M.

LIEN Account #0012234021
Motion was made and seconded to approve the placement of a lien on account #0012234021. Motion carried unanimously.

ADJOURNED The meeting was adjourned at 7:15 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 March 11, 2019 was approved by the Chairman of the Meeting.

Dated: _____

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Secretary