

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
APRIL 8, 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 April 8, 2019 in the Casa Canon Clubhouse.

PRESENT Carmen Delibrado, President
Isabel del Pozo, Vice President (Called In to the meeting)
Elyse Haynes, Secretary

ABSENT Bhavisha Patel, Treasure
David Pixler, Member

MANAGEMENT Allan Schein, StoneKastle Community Management, Inc.

GUESTS None

CALL TO ORDER The meeting was called to order at 6:05 P.M. by, Carmen Delibrado, President.

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

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

MANAGEMENT FINANCIAL REPORT Financial Update
As of March 31, 2019, the operating account had a balance of \$4,765.20 As of the same date the reserve account had a balance of \$229,845.79

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
Cost Landscape provided an update on the landscaping.

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PrimeCo Painting – Wood Repairs Change Order

Motion was made and seconded to approve the proposal from PrimeCo Painting for wood repairs in the amount of \$4,236.00. Motion carried unanimously.

PrimeCo Painting – Water Heater Door – 228 B Kodiak

Motion was made and seconded to approve the proposal from PrimeCo Painting for a water heater door to be installed at 228 B Kodiak in the amount of \$1,230.00. Motion carried unanimously.

MCC - 227 A Kodiak – Drywall Repairs

Motion was made and seconded to approve the proposal from MCC for dry wall repairs in the amount of \$1,895.00. Motion carried unanimously.

LaBarr/Oksnee Insurance – Master Insurance Policy

Motion was made and seconded to approve the proposal from LaBarr/Oksnee for renewal of the insurance in the amount of \$28,365.00 annual premium. Motion carried unanimously.

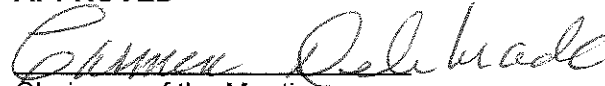
ADJOURNED

The meeting was adjourned at 6:30 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 April 8, 2019 was approved by the Chairman of the Meeting.

Dated: 5/13/19


Secretary