

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

PRESENT Carmen Delibrado, President (Called in to Establish Quorum)
Bhavisha Patel, Treasure
David Pixler, Member

ABSENT Isabel del Pozo, Vice President
Elyse Haynes, Secretary

MANAGEMENT Allan Schein, StoneKastle Community Management, Inc.

GUESTS None

CALL TO ORDER The meeting was called to order at 6:00 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 June 10, 2019. Motion carried unanimously.

Motion was made and seconded to approve the June 30, 2019 financial statements subject to audit at the fiscal year end. Motion carried unanimously.

MANAGEMENT FINANCIAL REPORT Financial Update
As of June 30, 2019, the operating account had a balance of (\$770.53) As of the same date the reserve account had a balance of \$203,342.40

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
No report was given



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Termite Done Right – 123 D Kodiak

Motion was made and seconded to approve the proposal from TDR for termite treatment and wood repairs in the amount of \$1,590.00. Motion carried unanimously.

PrimeCo Painting – Change Order 3

Motion was made and seconded to approve the proposal from PrimeCo Painting for change order 3 in the amount of \$1,570.00. Motion carried unanimously


ADJOURNED

The meeting was adjourned at 6:40 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 July 8, 2019 was approved by the Chairman of the Meeting.

Dated: 108/12/19


Secretary