

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 4, 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 November 4, 2019 in the Casa Canon Clubhouse.

PRESENT Carmen Delibrado, President
Bhavisha Patel, Treasure
George Medina, Vice President

ABSENT Isabel del Pozo, Secretary
Mario Morales, Member

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 October 2019 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 October 7, 2019. Motion carried unanimously.

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

MANAGEMENT FINANCIAL REPORT Financial Update
As of October 31, 2019, the operating account had a balance of (\$2,702.45) As of the same date the reserve account had a balance of \$231,890.29

The last reserve study conducted on August 2019 showed the Association was 39% funded. A healthy funding is 75% or higher.

LANDSCAPE Landscape Report
No Report was provided

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RULES & REGS Motion was made and seconded to approve the changes as discussed to the Rules and Regs and mail them out for 30-day comment period. Motion carried unanimously.

ADJOURNED The meeting was adjourned to Executive Session at 7:15 P.M.

CALL TO ORDER The meeting was called to order at 7:30 P.M. by, Carmen Delibrado, President.

FINE POLICY Motion was made and seconded to approve the changes to the fine policy, with the fines being increased to \$100.00, \$125.00 and \$150.00 and mail them out for 30-day comment period. Motion carried unanimously.

HOLIDAY BONUS Motion was made and seconded to approve the Holiday Bonus for our Landscaper – Joaquin Medina Pena with Coast Landscape in the amount of \$200.00. Motion carried unanimously.

FHA RENEWAL Motion was made and seconded to not renewal the FHA after it expires. Motion carried unanimously.

ALLSTATE **118 D Kodiak – Asbestos Testing/Water Leak**
Motion was made and seconded to approve the proposal from Allstate Environmental Solutions for asbestos testing in the amount of \$625.00. Motion carried unanimously.

ALLSTATE **118 D Kodiak – Post Asbestos Testing/Water Leak**
Motion was made and seconded to approve the proposal from Allstate Environmental Solutions for post asbestos testing in the amount of \$475.00. Motion carried unanimously.

ARCHITECTURAL **216 A Kodiak – TV Dish**
Motion was made and seconded to approve the install of the TV Dish on the fascia board of the unit. Motion carried unanimously.

ADJOURNED The meeting was adjourned to Executive Session at 7:52 P.M.

ATTEST Respectfully Submitted by, Allan Schein, Senior Community Manager, PCAM.

APPROVED

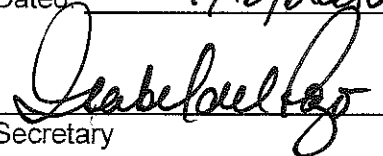

Chairman of the Meeting

SECRETARY'S CERTIFICATE

I hereby certify that I am the duly appointed Secretary of the Casa Canon Homeowners Association,

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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 November 4, 2019 was approved by the Chairman of the Meeting.

Dated: 1/13/2020

Secretary

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