

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JANAURY 13, 2020
MINUTES**

NOTICE With notice given and received, the Regular Meeting of the Board of Directors of the Casa Canon Homeowners Association was held on January 13, 2020 in the Casa Canon Clubhouse.

PRESENT Carmen Delibrado, President
Bhavisha Patel, Treasure
Isabel del Pozo, Secretary
Mario Morales, Member

ABSENT George Medina, Vice President

MANAGEMENT Allan Schein, StoneKastle Community Management, Inc.

GUESTS Coast Landscape

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

EXECUTIVE REVIEW At the November 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 November 4, 2019. Motion carried unanimously.

Motion was made and seconded to approve the Organizational Minutes from November 4, 2019. Motion carried unanimously.

Motion was made and seconded to approve the November 30, 2019 and December 31, 2019 financial statements subject to audit at the fiscal year end. Motion carried unanimously.

**MANAGEMENT
FINANCIAL
REPORT**

Financial Update

As of December 31, 2019, the operating account had a balance of (\$22,101.92) As of the same date the reserve account had a balance of \$235,398.47

The last reserve study conducted on August 2019 showed the Association was

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39% funded. A healthy funding is 75% or higher.

LANDSCAPE

Landscape Report

Coast Landscape provided an update and tree trimming schedule and costs

RULES & REGS

Motion was made and seconded to adopt the revised Rules and Regs as presented and were mailed out for 28-day comment period. Motion carried unanimously.

FINE POLICY

Motion was made and seconded to adopt the revised fine policy, with the fines being increased to \$100.00, \$125.00 and \$150.00. Motion carried unanimously.

**ELECTRICAL
VEHICLE POLICY**

Motion was made and seconded to adopt the Electrical Vehicle Policy, Motion carried unanimously.

HORIZON LIGHTING New LED Lamps

Motion was made and seconded to approve the proposal for new LED lights at the pool, that are located on the poles within the pool area, in the amount of \$1,981.64.00. Motion carried unanimously.

HORIZON LIGHTING Monthly Lighting Contract

Motion was made and seconded to approve the monthly service contract from Horizon Lighting. Motion carried unanimously.

SIDEWALK REPAIR 220 Kodiak C

Motion was made and seconded to approve the proposal submitted by Ed Gallardo Construction for removal and replacing the side walk outside unit 220 Kodiak C, as the sidewalk pools with water. Approved in the amount of \$1,600.00 Motion carried unanimously.

ELECTION RULES New Election Rules to be Drafted

Motion was made and seconded to approve the having the Tinnelly Law draft the new election rules in the amount of \$700.00. Motion carried unanimously.

ELECTION RULES New Election Rules to be Mailed

Motion was made and seconded to approve the newly drafted election rules for 28 day comment period. Motion carried unanimously.

AQUA TEK

PUMP SEALS/ POOL PUMP

Motion was made and seconded to approve the proposal from Aqua Tek for new pump seals in the amount of \$225.00. Motion carried unanimously.

ARCHITECTURAL

201 n Tustin D – New Fence, New Front Door and Security Door

Motion was made and seconded to approve the install of the New Fence, New

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Front Door and Security Door as submitted. Motion carried unanimously.

ADJOURNED The meeting was adjourned to Executive Session at 7:05 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 January 13, 2020 was approved by the Chairman of the Meeting.

Dated: _____

Secretary