

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 24, 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 February 24, 2020 in the Casa Canon Clubhouse.

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

ABSENT None

MANAGEMENT Allan Schein, StoneKastle Community Management, Inc.

GUESTS Andy – Andtech

CALL TO ORDER The meeting was called to order at 6:04 P.M. by, Carmen Delibrado, President.

EXECUTIVE REVIEW At the January 2020 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 January 13, 2020. Motion carried unanimously.

Motion was made and seconded to approve the January 31, 2020 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 (\$19,587.46) As of the same date the reserve account had a balance of \$245,715.88

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

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LANDSCAPE Landscape Report
Tree Trimming costs

TREE TRIMMING Motion was made and seconded to approve the trimming of the Carrot Wood trees only at this time in the amount of \$2,795.00. Motion carried unanimously.

PATROL ONE Motion was made and seconded to revise the draft letter to membership with the following changes:

- One car can park outside the garage, even if the resident only owns one car.
- Delete what time patrol will happen (We don't want Membership to know)
- Only two vehicles can be registered per household.
- No guest parking, guest(s) need to park on the street.

Motion carried unanimously.

**HORIZON LIGHTING
WALL PACK LED** Motion was made and seconded to approve the proposal submitted by Horizon Lighting for the install of a new LED light fixture over the garage at 227 building in the amount of \$355.99. Motion carried unanimously.

CSU – BUILDING REPAIRS – 217 TUSTIN D
Motion was made and seconded to approve the proposal for facias board repairs and replacement at 217 Tustin D, in the amount of \$1,450.00. Motion carried unanimously.

TDR – BUILDING REPAIRS – 203 KODIAK C
Motion was made and seconded to approve the proposal for facias board repairs and replacement at 203 Kodiak C, in the amount of \$950.00. Motion carried unanimously.

ELECTION RULES NEW ELECTION RULES
Motion was made and seconded to approve the newly drafted election rules. Motion carried unanimously.

LIEN ACCOUNT #0012234021
Motion was made and seconded to approve the lien for account #0012234021. Motion carried unanimously.

ADJOURNED The meeting was adjourned to Executive Session at 6:48 P.M.

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

APPROVED

Chairman of the Meeting

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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 February 24, 2020 was approved by the Chairman of the Meeting.

Dated: 3-9-2020

Carmen Delbrado
Secretary
plus