

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
APRIL 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 April 13, 2020 Via Conference Call with the call-in number of 717-275-8940, Access Code 5854059.

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

ABSENT None

MANAGEMENT Allan Schein, StoneKastle Community Management, Inc.

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

EXECUTIVE REVIEW At the March 9, 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 March 9, 2020. Motion carried unanimously.

Motion was made and seconded to approve the March 31, 2020 financial statements subject to audit at the fiscal year end. Motion carried unanimously.

MANAGEMENT FINANCIAL REPORT **Financial Update**
As of March 31, 2020, the operating account had a balance of (\$10,315.22) As of the same date the reserve account had a balance of \$249,303.97

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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DRAFT AUDIT

Inouye, Shively and Klatt

Motion was made and seconded to approve the draft audit prepared by Inouye, Shively and Klatt. Motion carried unanimously.

LANDSCAPE

Landscape Report
None

PROPOSALS

Quickel Paving – Repairs in two areas on Tustin Alley

Motion was made and seconded to approve the proposal for two areas of asphalt repairs on Tustin Alleyway, in the amount of \$3,300.00. Motion carried unanimously.

Horizon Lighting – LED Lighting

Motion was made and seconded to approve the proposal for two new LED wall packs and one additional LED fixture for the pool area lamp pole by the entrance gate, in the amount of \$997.46. Motion carried unanimously.

LaBarre/Oksnee Insurance Renewal

Motion was made and seconded to approve the proposal for Annual Master Policy Insurance from LaBarre/Oksnee, in the amount of \$26,854.40. Motion carried unanimously.

ADJOURNED

The meeting was adjourned to Executive Session 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 13, 2020 was approved by the Chairman of the Meeting.

Dated: _____

Secretary