

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
OCTOBER 12, 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 October 12, 2020 Via Conference Call with the call-in number of 712-832-8330, Access Code 5854059.
- PRESENT** Carmen Delibrado, President
Isabel del Pozo, Secretary
Bhavisha Patel, Treasure
- ABSENT** Mario Morales, Member
George Medina, Vice President
- 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 September 14, 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 September 14, 2020. Motion carried unanimously.
- Motion was made and seconded to approve the September 30, 2020 financial statements subject to audit at the fiscal year end. Motion carried unanimously.
- MANAGEMENT FINANCIAL REPORT** Financial Update
As of August 31, 2020, the operating account had a balance of (\$17,032.46) As of the same date the reserve account had a balance of \$299,466.23
- The last reserve study conducted on July 2020 showed the Association was 45% funded. A healthy funding is 75% or higher.

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PROPOSALS

Reserve Study

Motion was made and seconded to approve the draft reserve study as submitted by RDA reflecting a 45% fully funded reserve amount. Motion carried unanimously.

2021 Budget

Motion was made and seconded to approve the draft budget and maintain the monthly assessment at \$304.50 for 2021.

Patrol One

Motion was made and seconded to terminate the parking patrol service with Patrol One and to have parking patrol handled by the Board of Directors. Motion carried unanimously.

Quickel Paving

Motion was made and seconded to approve the proposal submitted by Quickel paving for asphalt repairs in the alleyway in the amount of \$5,940.00. Motion carried unanimously.

Scott English Plumbing – Hydro-Jetting

Motion was made and seconded to approve the proposal submitted by Scott English Plumbing for hydro-jetting the clean-outs in the amount of \$4,800.00. Scott English to schedule for January 2021. Motion carried unanimously.

AG Magellan – SB326 Inspections

Motion was made and seconded to approve the proposal submitted by AG Magellan to inspect all decks in the amount of \$6,225.00. Motion carried unanimously.

MCC Construction – 200 B Kodiak – Wood Repairs

Motion was made and seconded to approve the proposal submitted by MCC construction for wood repairs from termite damage in the amount of \$795.00. Motion carried unanimously.

Inouye, Shively and Klatt CPA

Motion was made and seconded to approve the proposal submitted by Inouye, Shively and Klatt to prepare audit and taxes in the amount of \$1,100.00. Motion carried unanimously.

Andtech – 4G Communicator

Motion was made and seconded to approve the proposal submitted by Andtech to install a 4G communicator in the amount of \$650.00. Motion carried unanimously.

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ARCHITECTURAL 201 Tustin D – Garage Door

Motion was made and seconded to approve the submittal of the new garage door as submitted. Motion carried unanimously.

ADJOURNED The meeting was adjourned to Executive Session at 6:55 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 October 12, 2020 was approved by the Chairman of the Meeting.

Dated: 10/13/20

Secretary

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