

**CASA CANON HOMEOWNERS ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
JULY 12, 2021  
MINUTES**

**NOTICE** With notice given and received, the Regular Meeting of the Board of Directors of the Casa Canon Homeowners Association was held on July 12, 2021 Via Conference Call with the call-in number of 712-832-8330, Access Code 5854059.

**PRESENT** Carmen Delibrado, President  
Bhavisha Patel, Treasure  
Isabel del Pozo, Secretary

**ABSENT** George Medina, Vice President

**MANAGEMENT** Allan Schein, StoneKastle Community Management, Inc.

**CALL TO ORDER** The meeting was called to order at 6:02 P.M. by, Carmen Delibrado, President.

**APPOINTMENT** The Board appoints Mark Stalnaker to the open position on the Board.

**PRESENT** Carmen Delibrado, President  
Bhavisha Patel, Treasure  
Isabel del Pozo, Secretary  
Mark Stalnaker

**ABSENT** George Medina, Vice President

**MANAGEMENT** Allan Schein, StoneKastle Community Management, Inc.

**EXECUTIVE REVIEW** At the June 14, 2021 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 June 14, 2021. Motion carried unanimously.

Motion was made and seconded to approve the June 30, 2021 financial statements subject to audit at the fiscal year end. Motion carried unanimously.

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**MANAGEMENT  
FINANCIAL  
REPORT**

**Financial Update**

As of June 30, 2021, the operating account had a balance of (\$6,375.68) As of the same date the reserve account had a balance of \$315,435.84.

The last reserve study conducted on July 2020 showed the Association was 45% funded. A healthy funding is 75% or higher.

**PROPOSALS**

**COAST LANDSCAPE**

Motion was made and seconded to approve the proposal for tree trimming in the amount of \$4,750.00 Motion carried unanimously.

**LANDSCAPE**

Motion was made and seconded to approve the expenditure of \$100.00 for plant material, to be purchased by Carmen Delibrado. Motion carried unanimously

**MCC CONSTRUCTION 231 Kodiak B&C Garages**

Motion was made and seconded to approve the proposal for the garage repairs due to a car accident for units 231 Kodiak B&C in the amount of \$2,650.00. Motion carried unanimously.

**CIT BANK LOAN**

Motion was made and seconded to approve the paying off of the bank loan with CIT Bank after the 2021 reserve study is completed and approved, the approximate amount of the payoff will be \$59,000.00 Motion carried unanimously.

**ACCURATE VOTING – ANNUAL MEETING**

Motion was made and seconded to approve the proposal from Accurate Voting to conduct the Annual Meeting in the amount of \$595.00 plus approximately \$450.00 for attending the meeting. Meeting will take place February 2022, instead of May 2022. Motion carried unanimously.

**RESERVE STUDY**

Motion was made and seconded to approve the proposal from RDA to conduct the annual onsite reserve study for 2021 in the amount of \$795.00. Motion carried unanimously.

**ARCHITECTURAL 209 KODIAK D – SECURITY CAMERA**

Motion was made and seconded to approve the submitted architectural application for a security camera to be installed at the facade board at 209 Kodiak D. Motion carried unanimously.

**ADJOURNED**

The meeting was adjourned to Executive Session at 9:09 P.M.

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**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 July 12, 2021 was approved by the Chairman of the Meeting.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Secretary