

**CASA CANON HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
AUGUST 9, 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 August 9, 2021 Via Conference Call with the call-in number of 712-832-8330, Access Code 5854059.
- PRESENT** Carmen Delibrado, President
George Medina, Vice President
Mark Stalnaker
- ABSENT** Bhavisha Patel, Treasure
Isabel del Pozo, Secretary
- MANAGEMENT** Allan Schein, StoneKastle Community Management, Inc.
- CALL TO ORDER** The meeting was called to order at 6:06 P.M. by, Carmen Delibrado, President.
- EXECUTIVE REVIEW** At the July 12, 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 July 12, 2021. Motion carried unanimously.
- Motion was made and seconded to approve the July 31, 2021 financial statements subject to audit at the fiscal year end. Motion carried unanimously.
- 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 August 2021 showed the Association was 44% funded. A healthy funding is 75% or higher.
- RESERVE STUDY** Motion was made and seconded to approve the August 2, 2021 Reserve Study submitted by RDA, 2021 reflecting the reserves at 44% fully funded.. Motion carried unanimously.

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PROPOSALS

COAST LANDSCAPE

Motion was made and seconded to approve the proposal for tree trimming in the amount of \$8,277.00 and to have it scheduled for October 2021 Motion carried unanimously.

TRASH ENCLOSURES

BACK BOARDS MCC

Motion was made and seconded to approve the proposal submitted by MCC for 7 new back boards in the amount of \$5,475.00. Motion carried unanimously

ROOF INSPECTIONS CSU

Motion was made and seconded to approve the proposal for the roof inspections by CSU in the amount of not to exceed \$5,000.00. Motion carried unanimously.

NO DUMPING SIGN

Motion was made and seconded to approve the removal of the No Dumping sign mounted in the common area. Motion carried unanimously.

**REIMBURSEMNT
REQUEST**

122 Kodiak A

Motion was made and seconded to deny the request to be reimburse the owner for the paint for the replaced garage door. Motion carried unanimously.

ADJOURNED

The meeting was adjourned to Executive Session at 6:35 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 August 9, 2021 was approved by the Chairman of the Meeting.

Dated: _____

Secretary