

**CASA CANON HOMEOWNERS ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MAY 10, 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 May 10, 2021 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 6:10 P.M. by, Carmen Delibrado, President.

**EXECUTIVE REVIEW** At the April 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 April 12, 2021. Motion carried unanimously.

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

**DRAFT AUDIT** Motion was made and seconded to approve the Draft Audit, for December 31, 2020. Motion carried unanimously.

**MANAGEMENT  
FINANCIAL  
REPORT**

**Financial Update**

As of April 30, 2021, the operating account had a balance of (\$6,663.24) As of the same date the reserve account had a balance of \$308,243.77.

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

**CASA CANON HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MAY 10, 2021 - PAGE 2**

**PROPOSALS**

**MCC**

**PLANTER WALL**

**MCC – PLANTER WALL REPAIR**

Motion was made and seconded to approve the proposal for repairing a cracked planter wall on Tustin Alley way in the amount of \$465.00 Motion carried unanimously.

**POWER WASHING**

Motion was made and seconded to approve having Juan from Coast Landscape power wash the parking lot at the pool area in the amount not to exceed \$1,000.00. Motion carried unanimously.

**PLANTS**

Motion was made and seconded to approve having Carmen purchase plants to be planted by Coast Landscape, in the amount of \$150.00. Carmen to be reimbursed for this purchase. Motion carried unanimously.

**ADJOURNED**

The meeting was adjourned to Executive Session at 6:20 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 May 10, 2021 was approved by the Chairman of the Meeting.

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

\_\_\_\_\_  
Secretary