



**REGULAR BOARD MEETING MINUTES
AUGUST 9, 2022**

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| Call to Order | President, Carmen Delibrado, called the meeting to order at 6:30 pm. |
| Board Meeting Rollcall | Carmen Delibrado, President Victor Lopez, Treasure Rosa Gonzalez, Secretary Mark Stalnaker, Member at Large |
| Others Present | Jolene Horn, Association Manager |
| Absent | Panida Pawasittichot, Vice President |
| Consent Calendar | <p>A motion was made, seconded, and unanimously carried to approve the consent calendar as follows:</p> <ul style="list-style-type: none">• Board Meeting Minutes for July 12, 2022• Financial Statements for June of 2022 |
| Financials | <p>Operating As of June 30, 2022, the operating account had a balance of \$38,655.17 with a due to reserves amount of \$45,359.71 giving a true operating amount of - \$6,504.54. It is thought that an association should have at a minimum of two times the monthly operating expenses in the account to be healthy, which for Casa Canon would be approximately \$55,620.00.</p> <p><u>Reserves</u> As of June 30, 2022, the reserve balance was \$332,208.22. The last reserve study shows the association funded at 44%. A healthy reserve funding is thought to be 75% or higher. Per the reserve study the Association should be funding \$11,847.41 per month from operating to reserves. The budget reflects funding the reserves at \$15,830.00 per month, this is a difference of \$3,983.00 per month.</p> <p>A motion was made, seconded, and unanimously carried to approve reducing to reserve funding to \$11,847.41 per the budget.</p> |



Landscape

Landscape Report

No report at this time.

Tree Trimming Proposal

The Board tabled the tree trimming proposal.

New

Business

Reserve Study Proposal

A motion was made, seconded, and unanimously carried to approve Advanced Reserve Solutions to complete an update reserve study in the amount of \$650.00.

Deck Project



The Board was made aware that the attorney is recommending an executive committee be formed that is given the authority to approve any change orders during the project.

A motion was made, seconded, and unanimously carried to approve to appoint directors Victor Lopez and Panida Pawasittichot to the deck rehab project.

A motion was made, seconded, and unanimously carried to approve to give director Carmen Delibrado the authority to sign the final deck contract from the attorney.

Adjourn

Motion was made, seconded, and unanimously carried to adjourn meeting at 7:25 pm.


Board Signature

Board Signature

9/13/2022
Date

9/13/22
Date