



**REGULAR MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 13, 2022
MINUTES**

**Call to
Order**

President, Carmen Delibrado, called the meeting to order at 6:30 pm.

**Board
Meeting
Rollcall**

Carmen Delibrado, President
Panida Pawasittichot, Vice President
Rosa Gonzalez, Secretary
Mark Stalnaker, Member at Large

**Others
Present**

Jolene Horn, Association Manager

Absent

Victor Lopez, Treasure

**Open
Forum**

Homeowners present were given the opportunity to discuss their concerns with the Board of Directors.

**Consent
Calendar**

A motion was made, seconded, and unanimously carried to approve the consent calendar as follows:

- Board Meeting Minutes for August 9, 2022
- Financial Statements for July of 2022
- Ratify landscape lighting in pool area bid - \$1,000.00 – Horizon Lighting

Financials

Operating

As of July 31, 2022, the operating account had a balance of \$51,421.07 with a due to reserves amount of \$45,359.71 giving a true operating amount of -\$3,494.69. 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.

A motion was made, seconded, and unanimously carried to transfer \$20,000.00 from operating to reserves to reduce its due to amount of \$48,126.26.

Reserves

As of July 31, 2022, the reserve balance was \$331,541.79. The last reserve study shows the association funded at 44%. A healthy reserve funding is thought to be 75% or higher.

Landscape

Landscape Report

No report at this time.



**New
Business**

227 Kodiak Unit D

The Board reviewed the homeowner's correspondence requesting the front door be replaced, a step be put in at the front door, and have the soil regraded. The Board directed Management to inspect the property with the homeowner, take pictures and get a report from Concrete Hazard on the unit.

Deck Project

The Board was made aware that RayCo has been in contact with the city to start the permit process for the deck project.

Solar Panel Rules

A motion was made, seconded, and unanimously carried to approve the solar panel rules policy.

2022 Tax & Review Preparation

A motion was made, seconded, and unanimously carried to approve Owen's, Moskowitz & Associates proposal to complete the 2022 taxes and review, for a cost of \$1,200.00.

Roof Maintenance Proposals

A motion was made, seconded, and unanimously carried to approve CSU's proposal to complete the roof maintenance, at a cost of \$5,971.00. This expense is to be paid out of reserve account.

207 Tustin Unit A – Roof

A motion was made, seconded, and unanimously carried to approve Homeway Construction's proposal to seal the gabs in the building, at a cost of \$390.00.

2023 Budget

A motion was made, seconded, and unanimously carried to approve the proposed budget with an increase of \$20.00 with excess funds going to the reserve account.

A motion was made, seconded, and unanimously carried to approve a 4% increase in the management fee.

December Meeting

A motion was made, seconded, and unanimously carried to approve to have no December meeting.

**Architectural
Review**

207 Tustin Unit D – Electrical Panel

A motion was made, seconded, and unanimously carried to approve the homeowner's request to install an electrical panel in the garage with the condition that the power comes from the home and not the garage.

Adjourn

Motion was made, seconded, and unanimously carried to adjourn meeting at 7:38 pm.



Cyrene Delbrade
Board Signature

10/11/22
Date

[Signature]
Board Signature

10/11/22
Date