



**REGULAR MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 12, 2023
MINUTES**

Call to Order	President, Carmen Delibrado, called the meeting to order at 6:30 pm.
Present	Carmen Delibrado, President Panida Pawasittichot, Secretary Victor Lopez, Treasure John Goodwin, Member at Large
Others Present	Jolene Horn, Association Manager
Absent	Mark Stalnaker, Vice President
	Coast Landscape Darin, with Coast Landscape was present to discuss the project for the replacement of the irrigation controllers. A motion was made, seconded, and unanimously carried to approve Coast Landscapes proposal to replace the irrigation controllers with rain bird controllers, at a cost of \$1,741.00. This expense is to be paid out of reserves.
Executive Meeting Disclosure	The Casa Canon Board of Directors will meet in an Executive Session directly following this meeting to discuss member discipline, collections, contracts, and enforcement issues.
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: <ul style="list-style-type: none">• Board Meeting Minutes for August 8, 2023• Organizational Meeting Minutes for August 8, 2023• Financial Statements for July of 2023, subject to audit at the fiscal year end.
Financials	Operating As of July 31, 2023, the operating account had a balance of \$5,266.27. Reserves As of July 31, 2023, the reserve balance was \$380,574.66. The last reserve study shows the association funded at 35.26%. A healthy reserve funding is thought to be 75% or higher.



Transfer to Reserves

The Board was made aware that Management transferred \$10,000.00 from operating to reserves to pay down the due amount to the reserves and will be reflected in the August financials to bring the due to reserves amount down to \$28,039.33.

Liens for Approval

A motion was made, seconded, and unanimously carried to approve the following lien:

- 932-290-24, Flores; total balanced owed = \$1,501.91

Architectural Review

Ratify Applications

A motion was made, seconded, and unanimously carried to approve to ratify the following applications:

- 209 – A Kodiak – Garage door replacement
- 305 – B Kodiak – Garage door replacement – The Board directed Management to send a letter to this owner advising that the door is not painted the correct color and the bottom seal was not installed correctly. They have 10 days to complete these two issues.

Recess 7:00 p.m.

Reconvened 7:30 p.m.

New Business

Bricks in Common Area Repair

A motion was made, seconded, and unanimously carried to approve to have Joaquin complete the repairs to the bricks in the common area, for a cost of \$280.00.

Proposed 2024 Budget

A motion was made, seconded, and unanimously carried to approve the proposed 2024 Budget reflecting an increase of \$15.41 per unit per month.

Proposed Rules

A motion was made, seconded, and unanimously carried to approve to send the proposed rules out for 28-day comment period.

201 – A Tustin – Request for Reimbursement

A motion was made, seconded, and unanimously carried to deny the homeowners request for reimbursement for the towing of their in-law's vehicle during the street project.



227 – D Kodiak – Request for a Sign

A motion was made, seconded, and unanimously carried to deny the homeowner's request for signs to be posted at all trash enclosures about large items and leaving trash on the ground.

New Code SB 1383 – Recycling


The Board reviewed the correspondence submitted by Republic Services related to mandatory recycling and compost trashcans. Director Carmen Delibrado and Management met with a representative from Republic Services to trouble shoot where the additional trashcans would be placed.

Roof Maintenance

A motion was made, seconded, and unanimously carried to approve the proposal submitted by McCarthy Roofing to conduct the roof maintenance in the amount of \$9,700.00.

Adjourn

Motion was made, seconded, and unanimously carried to adjourn the meeting at 8:00 pm.


Board Signature

10/10/23
Date


Board Signature

10/10/23
Date