



**Architectural  
Review**

**Ratify Application**

A motion was made, seconded, and unanimously carried to ratify the architectural application submitted by the owner of 217 D Tustin for the installation of rain gutters.

A motion was made, seconded, and unanimously carried to ratify the architectural application submitted by the owner of 118#C Kodiak to install a new garage door.

**New  
Business**

**Clubhouse Vent**

A motion was made, seconded, and unanimously carried to approve Humburg & Associates' proposal to install vents on the storage closet in the clubhouse pending AnTech's response to the scope of work.

**McCarthy Roofing Inspection Report**

The Board reviewed McCarthy Roofing inspection report. The Board directed Management to follow up with DuroLast's inspection.

**Removed from Office**

A motion was made, seconded, and unanimously carried to remove Panida Pawasittichot from the Board as she no longer meets the qualifications to serve on the Board of Directors.

**Appointment to the Board**

A motion was made, seconded, and unanimously carried to appoint Juan Ramirez to the Board in place of Panida Pawasittichot.

**Planting Proposal**

A motion was made, seconded, and carried to approve Coast Landscape to plant the area at the front of 220#A Kodiak.

\*Carmen Delibrado recused herself from the vote.

**Adjourn**

Motion was made, seconded, and unanimously carried to adjourn the meeting at 7:00 p.m.

  
Board Signature

1/9/24  
Date

  
Board Signature

1/9/24  
Date



REGULAR MEETING OF THE BOARD OF DIRECTORS  
NOVEMBER 14, 2023  
MINUTES

<b>Call to Order</b>	President, Carmen Delibrado, called the meeting to order at 6:32 pm.
<b>Present</b>	Carmen Delibrado, President Victor Lopez, Treasure Juan Ramirez, Secretary John Goodwin, Member at Large
<b>Absent</b>	Mark Stalnaker, Vice President
<b>Others Present</b>	Jolene Horn, Association Manager
<b>Executive Meeting Disclosure</b>	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.
<b>Open Forum</b>	Homeowners present were given the opportunity to discuss their concerns with the Board of Directors.
<b>Consent Calendar</b>	<p>A motion was made, seconded, and unanimously carried to approve the consent calendar as follows:</p> <ul style="list-style-type: none"><li>• Board Meeting Minutes for October 10, 2023</li><li>• Financial Statements for September 30, 2023, subject to audit at the fiscal year end</li></ul>
<b>Financials</b>	<p><b>Operating</b> As of September 30, 2023, the operating account had a balance of \$42,765.09 with a due to reserves of \$28,039.30.</p> <p><b><u>Reserves</u></b> As of September 30, 2023, the reserve balance was \$338,281.65. The last reserve study shows the association funded at 35.26%. A healthy reserve funding is thought to be 75% or higher.</p> <p>A motion was made, seconded, and unanimously carried to approve to transfer \$10,000.00 to reserves to pay down the due to reserves amount.</p>