



**REGULAR MEETING OF THE BOARD OF DIRECTORS  
JANUARY 9, 2024  
MINUTES**

**Call to  
Order**

President, Carmen Delibrado, called the meeting to order at 6:32 pm.

**Present**

Carmen Delibrado, President  
Juan Ramirez, Vice President  
Victor Lopez, Treasure  
John Goodwin, Secretary  
Mark Stalnaker, Member at Large

**Others  
Present**

Jolene Horn, Association Manager

**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:

- Board Meeting Minutes for November 14, 2023.
- Financial Statements for October & November of 2023, subject to audit at the fiscal year end.
- Ratify approval to Aqua-Tek to complete the startup of chemicals after plaster/tile job - \$695.00.

**Financials**

**Operating**

As of November 30, 2023, the operating account had a balance of \$45,706.60 with a due to reserves of \$18,039.33.

**Reserves**

As of November 30, 2023, the reserve balance was \$265,310.69. The last reserve study shows the association funded at 35.26%. A healthy reserve funding is thought to be 75% or higher.

**Lien  
Review**

**Lien Approvals**

A motion was made, seconded, and unanimously carried to approve filing a lien for account number R101-29-02, as the owner defaulted on their payment plan.



**Architectural  
Review**

**Ratify Application**

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

- 207 D Tustin – Install netting along the top of the fence.
- 221 D Kodiak – Replace fence with approved HOA materials and color.

**New  
Business**

**Park Fencing**

The Board tabled the proposals for park fencing. The Board directed Management to ask Homeway to revise their proposal to include mesh.

**Trip Hazards**

A motion was made, seconded, and unanimously carried to approve Concrete Hazard Solutions' proposal to grind two trip hazards in the community, at a cost of \$525.00.

**Computer Room in the Clubhouse**

The Board tabled this matter. The Board rescinded the approval to Humburg & Associates for the computer room vent installation.

**Trash Dumpsters**


A motion was made, seconded, and unanimously carried to contact Republic Services and have them drop off the required trashcans and the board will find a location for them.

**Adjourn**

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

  
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Board Signature

2/13/24  
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Date

  
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Board Signature

2/13/24  
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Date