



**REGULAR MEETING OF THE BOARD OF DIRECTORS
JUNE 11, 2024
MINUTES**

Call to Order	President, Carmen Delibrado, called the meeting to order at 6:32 pm.
Present	Carmen Delibrado, President Mark Stalnaker, Vice President Victor Lopez, Treasure Juan Ramirez, Secretary John Goodwin, Member at Large – Via Phone
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	<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 May 21, 2024.• Financial Statements for April of 2024, subject to audit at the fiscal year end.
Financials	<p><u>Operating</u> As of April 30, 2024, the operating account had a balance of \$59,711.27 with a due to reserves of \$18,039.33.</p> <p><u>Reserves</u> As of April 30, 2024, the reserve balance was \$313,157.30. The last reserve study shows the association funded at 35.26%. A healthy reserve funding is thought to be 75% or higher.</p>
Lien Review	<p>Lien Approvals Nothing at this time</p>
Architectural Review	<p>Ratify Applications A motion was made, seconded, and unanimously carried to ratify the approval for the following applications:</p>



- 122 A Kodiak – Garage Repairs
- 200 D Kodiak – Upgrade Electrical Panel

**New
Business**

123 C Tustin – Stucco Repair

A motion was made, seconded, and unanimously carried to approve Homeway's proposal to repair the stucco at a cost of \$750.00.

Wall Mount Light Fixture

A motion was made, seconded, and carried to approve Affordable Lighting's proposal to replace the alley light fixtures in the amount of \$5,410.64. Director Juan Ramirez opposed. This expense is to be paid from reserves.

Drain Installation Proposals

A motion was made, seconded, and unanimously carried to approve A2Z Plumbing's proposal to install a drain by 228 – 300 Kodiak, at a cost of \$1,795.00.

Tree Plan


The Board reviewed CCB Landscape's proposal for the 2024 and 2025 tree trimming.

Water Timer


The Board tabled the correspondence submitted by Director Delibrado regarding the water timers.

Adjourn

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



Board Signature



Date



Board Signature



Date