



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

Call to Order	President, Carmen Delibrado, called the meeting to order at 6:30 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 Martin Granados with Affordable Lighting – Via Phone Christian Burke with CCB Landscape
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 June 11, 2024.• Financial Statements for May of 2024, subject to audit at the fiscal year end.
Financials	<p><u>Operating</u> As of May 31, 2024, the operating account had a balance of \$76,414.08 with a due to reserves of \$18,039.33.</p> <p><u>Reserves</u> As of May 31, 2024, the reserve balance was \$324,282.03. The last reserve study shows the association funded at 35.26%. A healthy reserve funding is thought to be 75% or higher.</p> <p><u>CD Maturing</u> A motion was made, seconded, and unanimously carried to approve reinvesting at the same bank for 7 months at a 15% interest rate.</p>
Lien Review	<p>Lien Approvals Nothing at this time</p>



**Architectural
Review**

Ratify Applications
Nothing at this time

**New
Business**

220 Kodiak C – Stucco Repair

A motion was made, seconded, and unanimously carried to approve Homeway's proposal to repair the stucco at a cost of \$1,750.00.

New Light Fixture

The Board reviewed the correspondence submitted from the residents of the neighboring homes with regards to the newly installed lights in the alley, which have caused brightness into their homes. The Board directed Management to obtain a proposal for shields to direct the light away from the neighboring homes.

Parking Stall Proposals

A motion was made, seconded, and unanimously carried to approve City Service's proposal to repair the parking space damaged at the front of the park in the amount of \$1,200.00.

Two Controllers


A motion was made, seconded, and unanimously carried to approve having Joaquin replace two controllers for a cost of \$1,600.00.

Adjourn


Motion was made, seconded, and unanimously carried to adjourn the meeting at 7:35 p.m.



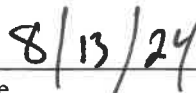
Board Signature



Date



Board Signature



Date