



**REGULAR MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 12, 2024
MINUTES**

Call to Order	President, Victor Lopez, called the meeting to order at 6:31 pm.
Present	Carmen Delibrado, Member at Large Juan Ramirez, Secretary Mark Stalnaker, Vice President Victor Lopez, President/Interim Treasurer Joseph Schumacher, Community Association Manager
Absent	None
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 October 8, 2024.• Financial Statements for September of 2024, subject to audit at the fiscal year end.• Ratification of John Goodwin's resignation
Financials	<p><u>Operating</u> As of September 30, 2024, the operating account had a balance of \$61,312.13 with a due to reserves of \$4,000.00.</p> <p><u>Reserves</u> As of September 30, 2024, the reserve balance was \$365,907.08. The last reserve study shows the association funded at 38%. A healthy reserve funding is thought to be 75% or higher.</p>



Lien

Review

Lien Approvals

A motion was made, seconded, and unanimously carried to approve the liens as follows:

- APN R1010008701 – total balanced owed = \$1,219.83
- APN R1010009801 – total balance owed = \$859.00

**Architectural
Review**

220 Kodiak #A- Addition of handrail to existing handrail

**New
Business**

Sewer Cleaning Proposal

A motion was made, seconded, and unanimously carried to approve the proposal for community-wide sewer cleaning from Partners Plumbing, Inc. in the amount of \$3,950.00.

CTA Proposal

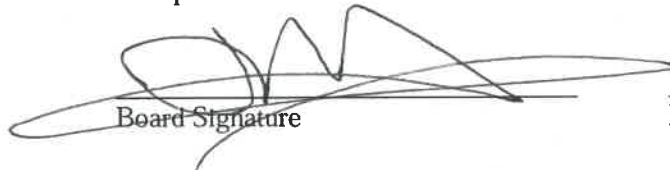
A motion was made, seconded, and unanimously carried to approve the CTA review proposal.

August Landscape Report

The Board reviewed the October Landscape report.

Adjourn

Motion was made, seconded, and unanimously carried to adjourn the meeting at 7:05 p.m.


Board Signature


Date

Board Signature

Date