

**THE MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS
OF THE
SUNDANCE HOMEOWNERS ASSOCIATION**

January 20, 2026

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on January 20, 2026, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:02 p.m.

BOARD MEMBERS PRESENT

Chris Aafedt, President; Jane Arellano, Vice President; Pi Hui (Jerry) Liang, Secretary; Peggy Paddock, Treasurer; Trudy Shiroma, Member at Large.

BOARD MEMBERS ABSENT – None.

MANAGEMENT

Grace Babcock, The Management Trust (TMT), was also present.

HOMEOWNERS FORUM

16416 Greenlake: Homeowner wondered if the flat roofs were cleaned. The Board replied no, not in the most recent roof cleaning.

16416 Millstream: No concerns.

Peggy Paddock: Ms. Paddock expressed a concern about a candidate statement.

12458 Fallcreek: Homeowner received a \$50 fine for flying a flag above his garage. Homeowner was under the impression that the Association was going to have the flag bracket removed at his expense but the removal never transpired. Peggy Paddock moved to waive \$50 fine. Jane Arellano seconded the motion, which passed unanimously. Homeowner will coordinate removal of the bracket.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of January 20, 2026, the Board approved minutes and reviewed delinquencies and a fee waiver request.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the December 16, 2025, Board Meeting Minutes as presented.
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of December 16, 2025, and Site Review of January 13, 2026. The Board noted no significant issues.

Management also included in the Board Meeting packet the Violation/Compliance Report, Work Order Report and Architectural Report for the period December 16, 2025, through January 13, 2026.

Reserve Payments Approved: None.

COMMITTEE REPORTS

Architectural: Jane Arellano moved to ratify committee approval of the following Architectural Requests. Trudy Shiroma seconded the motion, which passed unanimously.

- **12475 Fallcreek:** window replacements approved *pending confirmation that vinyl retrofit windows will be used, not fiberglass window replacements.*
- **12456 Fallcreek:** installation of an air conditioning unit.

Landscape: Written report reviewed.

Communications/Website: On the Association website, change landscaper from Sunset to Andre, update Val Cuonzo's assistant to Ken Duron and update Landscape Committee members.

Clubhouse: Clubhouse rental income report reviewed. Peggy Paddock moved to approve reimbursement of **\$65.82** to **Richard Hathaway** for the replacement of the expired smoke detectors in the Clubhouse. Jane Arellano seconded the motion, which passed unanimously.

UNFINISHED BUSINESS

Rain Gutter/Roof Cleaning Invoice/Outcome Report: The Board reviewed an outcome report from Lang Roofing for recent rain gutter/roof cleaning/repair project. Also reviewed was the total invoice of \$105,336.64. Peggy Paddock moved to approve payment of **\$85,993.64** to **Lang Roofing**, holding back \$19,343 until a meeting with Lang representatives is held to discuss lapses in rain gutter/downspout cleaning. Trudy Shiroma seconded the motion, which passed unanimously.

Street Project Outcome Report/Invoice: Street project outcome report reviewed. Peggy Paddock moved to approve payment of **\$110,905** (revised quote) to **Quickel Paving** per invoice #129287. Jane Arellano seconded the motion, which passed unanimously. Peggy Paddock further moved to approve an expenditure of **\$6,295** with **Quickel Paving** for additional asphalt repairs per estimate #127992. Jerry Liang seconded the motion, which passed unanimously.

Management action item: follow up on Meadowbrook oil stains.

2026 Rain Gutter Cleaning/Repair: Tabled for additional proposals.

UNFINISHED BUSINESS (Cont.)

Mailbox Vandalism: The Board continues to research solutions. Jane Arellano agreed to speak with USPS regarding the possibility of installing a prototype lock.

Clubhouse Carpet Cleaning: The Board reviewed a completion report and pictures of Clubhouse carpet cleaning from Sam's Janitorial. The Board agreed to consider having the Clubhouse carpet cleaned more often.

Annual Calendar: Reviewed and updated.

Landscape Drain Cleaning: To be discussed at a future meeting.

NEW BUSINESS

Tree Trimming Proposal: The Board reviewed a 2026-2027 tree trimming proposal from Andre Landscape. The Board agreed to meet with Andre's Cody Henderson to discuss.

Landscape Proposal: Peggy Paddock moved to approve an expenditure of **\$653.03** with **Andre Landscape** for an irrigation valve replacement per proposal #32496. Trudy Shiroma seconded the motion, which passed unanimously.

Lighting Maintenance/Repair: Work complete except the light in front of the Clubhouse.

Pool Signage: Tabled.

Lost Clubhouse/Pool Key: Cats Pest Control lost their clubhouse/pool key. Management replaced the key and Cats will reimbursement Association \$40 for the key.

Parking Regulations: The Board requested Management send an email blast to all Homeowners noting that parking in front of garages is not allowed.

TREASURER'S REPORT

November 2025 Financial Report:

Cash Operating	\$151,377.52
Cash Reserves	\$2,876,683.09
Total Liabilities and Equity	\$3,105,077.24
Income	\$78,893.43
Expenses	\$95,284.07
Excess Revenue Over Expenses for November	(-\$16,390.64)
Excess Revenue Over Expenses YTD	(-\$24,644.50)

- **Funds Transfers:** None.
- **Variance:** Reviewed as presented.
- **Delinquencies:** Reviewed as presented.

