

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

March 19, 2024

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on March 19, 2024, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:16 p.m.

BOARD MEMBERS PRESENT

Chris Aafedt, President; Peggy Paddock, Vice President; Jane Arellano, Secretary; Trudy Shiroma, Treasurer.

BOARD MEMBERS ABSENT

Michelle Sangalang, Member at Large.

MANAGEMENT

Valerie Cuonzo, The Management Trust (TMT), was also present.

HOMEOWNERS FORUM – None.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of March 19, 2024, the Board approved minutes, held hearings, reviewed delinquencies and discussed a legal matter.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the February 20, 2024, Board Meeting Minutes as presented.
- Approval of the February 20, 2024, Organizational Meeting Minutes as presented.
- Review of the February 20, 2024, Reconvened Annual Meeting Minutes.
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of February 20, 2024, and Site Review of March 13, 2024. The Board noted no significant issues.

Reserve Payments Approved: \$680 to Landis Williams Construction; \$1,729 to Pool Perfection; \$76,697.95 to Lang Roofing.

COMMITTEE REPORTS

- **Architectural:** No issues noted.
- **Landscape:** Written report reviewed.
- **Communications/Website:** Website needs to be updated to reflect new Board Members and new officers. Peggy Paddock agreed to coordinate changes.
- **Clubhouse:** The Board agreed to discuss rental deposits and clubhouse cleaning at its April meeting.

UNFINISHED BUSINESS

Tree Trimming/Removals: Pending.

Painting Project Proposals: The Board requested Management coordinate interviews with Pilot Painting and First Street Painting at the April meeting.

Flat Roof Cleaning: Rescheduled for March 20, 2024.

Clubhouse Floor Repairs: Complete.

NEW BUSINESS

Wood Repairs: Trudy Shiroma moved to approve an expenditure of **\$1,190** with **Landis Williams** for wood siding repairs at **16519 Bluegrass** per estimate #30139. Peggy ~~Arellano~~ seconded the motion, which passed unanimously.

Landscape Proposal: Jane Arellano moved to approve an expenditure of **\$360** with **Andre Landscape** to plant eight Clivia Miniata plants near **12531 Fallcreek** per proposal #3046 (with Agapanthus removed from estimate as they will be transplanted from other areas). Trudy Shiroma seconded the motion, which passed unanimously.

2023 Audit: Peggy Paddock moved to approve the 2023 audit for mailing to all Homeowners. Trudy Shiroma seconded the motion, which passed unanimously.

TREASURER'S REPORT

February 2024 Financial Report:

Cash Operating	\$237,656.48
Cash Reserves	\$2,572,795.21
Total Liabilities and Equity	\$2,848,217.81
Income	\$93,036.05
Expenses	\$81,263.73
Excess Revenue over Expenses for February	\$11,772.32
Excess Revenue over Expenses YTD	\$21,111.43

Variiances: None

Investments: Peggy Paddock reported purchasing the following CD in the Raymond James reserve account: \$237,000 at 5.30% maturing March 4, 2025.

