

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

March 21, 2023

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on March 21, 2023, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 5:57 p.m.

BOARD MEMBERS PRESENT

Peggy Paddock, President; Jane Arellano, Vice President; Chris Aafedt, Treasurer; Dorothy Gutierrez, Secretary; Michelle Sangalang, Member at Large.

BOARD MEMBERS ABSENT – None.

MANAGEMENT

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

HOMEOWNERS FORUM

12458 Fallcreek: Homeowner expressed concern about a large truck parked on city street Elm Park Dr. and suggested the Board send a letter to the city expressing its concerns. Peggy Paddock agreed to contact the sheriff's department regarding the truck.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of March 21, 2023, the Board approved minutes and reviewed a resolved hearing and delinquencies.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the February 21, 2023, Board Meeting Minutes as presented.
- **Liens Approved: Account #25242575257.**
- **Foreclosures Approved: None.**

MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of February 21, 2023, and Site Review report of March 6, 2023. The Board noted no significant issues.

Reserve Payments Approved: \$3,806.66 to Eichert Electric; \$1,870 to Pool Perfection.

COMMITTEE REPORTS

Architectural:

- Electrical Panel Replacement specification, previously approved, was presented for Board signature.
- Request for a squirrel feeding box was tabled to the next meeting.

Landscape: Written report from Jane Arellano reviewed.

Communications/Website: No issues noted.

Clubhouse: No issues noted.

UNFINISHED BUSINESS

Sloped Roofing Project: The City of Cerritos denied use of the Board's desired roofing materials. Ryan Lang of Lang Roofing was present to offer an alternative roofing material he felt met the city's requirements. Dorothy Gutierrez moved to approve an expenditure of **\$35,146** with **Lang Roofing** to reroof **12534 Shadydale** and **16415 Millstream** with Cedarlite 600 cement roofing tiles. Michelle Sangalang seconded the motion, which passed unanimously.

Maintenance/Repair Matrix: Complete.

16501 Midfield: Dorothy Gutierrez moved to approve an expenditure of **\$2,145** with **Straight Line Construction** to repair water intrusion issues. Chris Aafedt seconded the motion, which passed unanimously.

Rain Gutter Maintenance: Proposals pending.

NEW BUSINESS

Mailbox Repairs: Management agreed to research vendors to make mailbox repairs.

Safelisting: Chris Aafedt moved to allow all Board Members, in addition to Management, to contact Patrol One to safelist vehicles and to follow up with advising rest of the board members noting address being approved for how long the safe listing will continue. Michelle Sangalang seconded the motion, which passed unanimously.

Tree Removal/Replacement: Dorothy Gutierrez moved to approve an expenditure of **\$1,045** with **Andre Landscape** to remove a declining Pear tree and replace it with a 24-inch box Pear tree near **16415 Westbrook** per quote #11171. Michelle Sangalang seconded the motion, which passed unanimously.

NEW BUSINESS (Cont.)

Sidewalk Replacement: Jane Arellano moved to approve an expenditure of **\$2,478** with **Marca Construction** for sidewalk replacement at **16503 Midfield** per proposal #20230307F. Michelle Sangalang seconded the motion, which passed unanimously.

2022 Audit: The 2022 audit and tax return preparation are complete. Board Members received a copy of the audit for their information. A representation letter was also signed.

TREASURER’S REPORT

February 2023 Financial Report:

Cash Operating	\$242,692.45
Cash Reserves	\$2,344,009.73
Total Liabilities and Equity	\$2,620,251.23
Income	\$73,565.47
Expenses	\$79,999.98
Excess Revenue over Expenses for February	(-\$6,434.51)
Excess Revenue over Expenses YTD	(-\$2,240.07)

Variances:

GL 61260 Tree Trimming

Variance for the month:-\$12,330.00
Variance for the year:.....-\$8,830.00

GL 65020 Utilities Water & Sewer

Variance for the month:.....-\$1,739.50
Variance for the year:.....-\$3,265.59

Investments: Chris Aafedt moved to approve the following investments. Dorothy Gutierrez seconded the motion, which passed unanimously.

- Reinvest a \$226,000 CD in the Raymond James reserve account maturing April 13, 2023, in a CD in a laddered position at the best rate in the Raymond James reserve account.
- Reinvest a \$240,000 CD in the Raymond James reserve account maturing March 23, 2023, in a CD in a laddered position at the best rate in the Raymond James reserve account.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Tuesday, April 18, 2023, 5:45 p.m.

Board Meeting: Tuesday, April 18, 2023, 6:00 p.m.

ADJOURNMENT

The Board Meeting adjourned at 7:19 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:


Secretary _____ Date 4/18/23
Sundance Homeowners Association

As Submitted As Amended

END OF FILE