

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

April 15, 2025

**CALL TO ORDER**

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on April 15, 2025, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 5:51 p.m.

**BOARD MEMBERS PRESENT**

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

**BOARD MEMBERS ABSENT**

Peggy Paddock, Treasurer.

**MANAGEMENT**

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

**DISCUSSION**

Two representatives from Andre Landscape were present to answer Board and Management questions/concerns and discuss the recent walk-through. They noted a master tree plan is in progress.

**HOMEOWNERS FORUM**

**12475 Fallcreek:** Homeowner was present in response to her request to plant her own flowers in the common area behind her rear patio fence. The issue will be addressed in New Business. Homeowner also noted the following:

- Front and back patios have cracks. Management will provide direction regarding hiring someone to address the cracks.
- Homeowner suggested planting shrubs around the small pool spa area. The Board is considering such an addition.
- Small pool spa jets do not work. Chris Aafedt agreed to assess the spa.

**EXECUTIVE MEETING SUMMARY**

At the Executive Meeting of April 15, 2025, the Board approved minutes and reviewed delinquencies.

## APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the March 18, 2025, Board Meeting Minutes as amended. *Amendment: NEW BUSINESS, Street Repair Project, third sentence should read, "The Board also agreed to draft language in the future for a notice to Homeowners about their obligation to make driveway repairs (Homeowner responsibility) in connection with the community street repairs."*
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

## MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of March 18, 2025, and Site Review of April 8, 2025. The Board noted no significant issues.

**Reserve Payments Approved:** \$990 to Landis Williams; \$5,800 to LaBelle Marvin; \$1,115.05 to Eichert Electric.

## COMMITTEE REPORTS

**Architectural:** No issues noted.

**Landscape:** Written report reviewed.

**Communications/Website:** No issues noted.

**Clubhouse:** No issues noted.

## UNFINISHED BUSINESS

**Painting Project:** Complete. Wood repairs are in progress.

**Rain Gutter Cleaning:** Complete. An email from Gale Force was reviewed explaining the rain gutter cleaning process noting that downspouts coming from the flat roofs were not cleaned as Gale Force was instructed not to walk on the flat roofs. Management agreed to ask for further explanation as to how the flat roof downspouts are to be cleaned.

## NEW BUSINESS

**Reimbursement:** Jane Arellano moved to reimburse Raul Reyes \$23 for renewing the Association domain name. Trudy Shiroma seconded the motion, which passed unanimously.

**12475 Fallcreek:** Homeowner was present to discuss flowers she has already planted behind her rear patio fence in common area. The Board requested Homeowner submit an Architectural Request form retroactively asking for permission to do so. Management agreed to email the form to Homeowner.

## NEW BUSINESS (Cont.)

**Loss Control Recommendations:** The Board reviewed a letter from DB Insurance noting two recommendations to increase the Association's risk and safety management efforts.

- Clubhouse electrical panel repairs: Completed by Eichert Electric at a cost of \$279.59.
- Clubhouse second-floor guardrails conversion: The Board reviewed two proposals to perform safety enhancements to the guardrails. Trudy Shiroma moved to approve an expenditure of **\$3,490** with **Landis Williams** to perform the enhancements. Jane Arellano seconded the motion, which passed unanimously.

**Mailbox Vandalism:** The Board discussed the ongoing vandalism of mailboxes. It was suggested perhaps solar-powered motion-detecting lights installed near mailboxes might act as a deterrent. The Board directed Management to have a map prepared showing where these lights might be installed.

## TREASURER'S REPORT

### March 2025 Financial Report:

Cash Operating .....	\$140,614.28
Cash Reserves .....	\$2,592,451.22
Total Liabilities and Equity .....	\$2,779,062.96
Income .....	\$87,138.93
Expenses .....	\$82,132.28
Excess Revenue Over Expenses for March .....	\$5,006.65
Excess Revenue Over Expenses YTD .....	\$10,128.32

### Variances:

#### GL 60080 Insurance

- Variance for the Month .....(-\$2,112.14)
- Variance for the Year .....(-\$6,336.58)

#### GL 61520 Electrical Repairs

- Variance for the Month .....(-\$3,761.58)
- Variance for the Year .....(-\$1,824.92)

**Funds Transfers:** Trudy Shiroma moved to approve the following funds transfers. Jane Arellano seconded the motion, which passed unanimously.

- Invest all funds in the Raymond James cash reserve money market account in laddered Treasury Bills at the best rate.
- Reinvest all Treasury Bills that mature in April 2025 in the Raymond James reserve account in laddered Treasury Bills at the best rate.

## CORRESPONDENCE

Reviewed as submitted. No action was necessary.

**Board Orientation with Legal Counsel:** Tuesday, May 20, 2025, 5:00 p.m.  
**Executive Meeting:** Tuesday, May 20, 2025, after Board Orientation.  
**Board Meeting:** Tuesday, May 20, 2025, after Executive Meeting.

The Board Meeting adjourned at 7:21 p.m.

Approved by:

As Submitted ☒ As Amended ☐

**Sundance Homeowners Association  
Board Meeting  
April 15, 2025 - Page 4 of 4**