

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

April 21, 2026

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on April 21, 2026, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:07 p.m.

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT – None.

MANAGEMENT

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

HOMEOWNERS FORUM

12540 Pinegrove: Homeowner reported a neighbor parks in front of her gate. Neighbor has a parking permit and parks in guest parking. It was suggested Homeowner notify Management the next time it occurs.

16414 Meadowbrook: Homeowner provided an update regarding installation of a prototype of a hasp lock for the mailbox clusters to deter vandalism. It was determined that the steel lock cannot be welded to the aluminum mailbox so Homeowner developed another prototype that can be bolted on. The Postmaster denied the installation of the bolted prototype. The post office has installed rings around the main locks for now. The Board agreed to pursue the issue further with the district USPS office.

16420 Meadowbrook: Homeowner noted her fence needs repair. Management will have the fence assessed.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of April 21, 2026, the Board approved minutes, discussed a fee waiver request, parking violations and reviewed delinquencies.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the March 17, 2026, Board Meeting Minutes as presented.
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of March 17, 2026, and Site Review. The Board noted no significant issues.

Reserve Payments Approved: \$1,716.66 to Eichert Electric. It was also approved to reclassify payments for state and federal taxes as reserve expenses.

COMMITTEE REPORTS

- **Architectural:** The Board reviewed the updated window replacement specifications and suggested it be revised from “vinyl/fiberglass” to “vinyl or fiberglass.” Suzanne Neal agreed to update the specifications and forward to Management.
- **Landscape:** Written report reviewed.
- **Communications/Website:** No significant issues noted.
- **Clubhouse:** No significant issues noted.

UNFINISHED BUSINESS

Street Project: The Board reviewed a notice to Homeowners about the street slurry project scheduled for May 12-14, 2026. The Board agreed to extend the free parking period to May 11-15, 2026. Management will update the notice.

Roof/Rain Gutter Cleaning: The Board agreed to table roof/rain gutter cleaning for the entire community until the fall, after tree trimming. For urgent needs, the Board was agreeable to performing “spot cleaning” for specific homes as needed/requested.

Mailboxes: See “HOMEOWNERS FORUM.” Jane Arellano agreed to contact the USPS district office.

NEW BUSINESS

Pest Management Proposals: Suzanne Neal moved to approve an expenditure of **\$575** initial first month investment and **\$300** per month thereafter with **Dewey Pest Control**. Trudy Shiroma seconded the motion, which passed unanimously.

Pool Maintenance Proposals: Trudy Shiroma moved to approve an expenditure of **\$1,700** per month with **SDS Pool Service** for monthly pool/spa maintenance per estimate #3083. Jane Arellano seconded the motion, which passed unanimously.

NEW BUSINESS (Cont.)

Spectrum Renewal Proposal: Jane Arellano moved to hire Communications Consulting Group to re-negotiate the current Spectrum agreement for Board review before approval. Suzanne Neal seconded the motion, which passed unanimously.

2025 Audit: Trudy Shiroma moved to approve the 2025 audit as prepared by Newman CPA for mailing to all Homeowners. Jerry Liang seconded the motion, which passed unanimously. Ms. Shiroma also signed the representation letter.

Landscape Proposal: Trudy Shiroma moved to approve an expenditure of **\$1,968** with **Andre Landscape** for four tree replacements per proposal #35288. Jane Arellano seconded the motion, which passed unanimously.

Reimbursement Request: Trudy Shiroma moved to reimburse Raul Reyes \$23 for the Association’s domain name renewal. Suzanne Neal seconded the motion, which passed unanimously.

Fee Waiver Request: Suzanne Neal moved to waive \$50.90 in late fees for **12465 Fallcreek**. Jane Arellano seconded the motion, which passed unanimously.

TREASURER’S REPORT

March 2026 Financial Report:

Cash Operating	\$123,151.98
Cash Reserves	\$2,771,447.73
Total Liabilities and Equity.....	\$2,952,664.66
Income	\$85,543.14
Expenses	\$116,337.17
Excess Revenue over Expenses for March	(-\$30,794.03)
Excess Revenue over Expenses YTD	(-\$201.95)

Variances:

GL 52020 Accounting/Audit	
Variance for the Month ..(-\$1,625.00)	
Variance for the Year ... (-\$1,375.00)	
GL 52300 Insurance	
Variance for the Month\$1,120.17	
Variance for the Year \$783.97	
GL 52900 Taxes Federal	
Variance for the Month ..(-\$1,433.50)	
Variance for the Year \$2,699.50	
GL 59030 Irrigation Repairs	
Variance for the Month ..(-\$2,342.36)	
Variance for the Year(-\$1,970.44)	

GL 59200 Trees	
Variance for the Month (-\$28,646.00)	
Variance for the Year ..(-\$21,946.00)	
GL 64100 Pool & Spa Repairs	
Variance for the Month ..(-\$1,011.67)	
Variance for the Year(-\$1,555.01)	
GL 68015 Guard Service	
Variance for the Month ..(-\$1,890.17)	
Variance for the Year(-\$2,024.51)	

