

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

May 18, 2021

**CALL TO ORDER**

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on May 18, 2021, 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; Suzanne Neal, Vice President; Mark Gross, Secretary; Chris Aafedt, Treasurer; Michelle Sangalang, Member at Large.

**BOARD MEMBERS ABSENT** – None.

**MANAGEMENT**

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

**HOMEOWNERS FORUM** – None.

**PRESENTATION**

Dennis Brooks of Design Build Associates provided information on a proposal to provide roofing consultation services. Mark Gross moved to approve the proposal. Suzanne Neal seconded the motion, which passed unanimously.

**EXECUTIVE MEETING SUMMARY**

Peggy Paddock reported that at the Executive Meeting of May 18, 2021, the Board approved minutes, held hearings and reviewed delinquencies.

**APPROVAL OF CONSENT CALENDAR**

The Board unanimously approved the Consent Calendar as follows:

- Approval of the April 20, 2021, Board Meeting Minutes as corrected. *Corrections: HOMEOWNERS FORUM, 16104 Greenleaf should be 16104 Greenlake; NEW BUSINESS, Board Speaker Series, add "Attendance by Board members is optional."*
- Approval of the May 8, 2021, Special Board Meeting Minutes as presented.
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

## MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of April 20, 2021, and Site Review of May 12, 2021. The Board noted no major issues.

**Reserve Payments Approved:** None.

## COMMITTEE REPORTS

**Architectural:** Suzanne Neal noted no major issues.

**Landscape:** Written report from Jane Arellano reviewed. No issues noted.

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

**Clubhouse:** No issues noted. Rental requests are tabled until June 15, 2021.

## UNFINISHED BUSINESS

**Rules and Regulations:** Homeowner comments were reviewed. Approval was tabled and more revisions are pending.

## NEW BUSINESS

**Board Vacancy/Appointment:** Suzanne Neal moved to declare the Board position of Kirk Kirkwood vacant per Bylaws Article II, Section 1(d). Mark Gross seconded the motion, which passed unanimously. Mark Gross moved to appoint **Michelle Sangalang** to fill the vacated position. Chris Aafedt seconded the motion, which passed unanimously.

**Homeowner Request for Repairs:** Homeowner of **16415 Greenlake** submitted a request for interior repairs needed as a result of a roof leak. Homeowner's request was denied as the governing documents and legal counsel guidance state interior repairs are a Homeowner responsibility.

### Repair Proposals:

- Chris Aafedt moved to approve an expenditure of **\$1,918** with **Straight Line Construction** for weep screed repairs at **12531 Sleepyhollow** and **12514 Pinegrove** per estimate #23577. Michelle Sangalang seconded the motion, which passed unanimously.
- Mark Gross moved to approve an expenditure of **\$1,756** with **Marca Construction** for patio wall wood rail cap replacements at **16421** and **16425 Midfield**. Chris Aafedt seconded the motion, which passed unanimously.

## TREASURER'S REPORT

### April 2021 Financial Report:

Cash Operating .....	\$212,404.36
Cash Reserves .....	\$2,478,363.89
Total Liabilities and Equity .....	\$2,744,675.87
Income .....	\$65,620.30

**TREASURER'S REPORT (Cont.)**

Expenses..... \$59,907.54  
Excess Revenue Over Expenses for April..... \$5,712.76  
Excess Revenue Over Expenses YTD..... \$9,911.81

**Variances:**

**GL 60100 Office & Postage**

Variance for the month: ..... \$1,027.76  
Variance for the year: .....\$1,524.45

**GL 61020 R&M Common Area**

Variance for the month: ..... \$1,570.83  
Variance for the year: .....\$6,254.32

**GL 61260 Tree Trimming**

Variance for the month: ..... -\$3,310.00  
Variance for the year: .....-\$20,365.00

**Investments:** Chris Aafedt moved to approve the following investments. Suzanne Neal seconded the motion, which passed unanimously.

- Move \$85,000 in the Alliance Association Bank reserve account to Raymond James money market and advise to invest in a three-month CD
- Reinvest a maturing CD (May 28, 2021) at Raymond Janes in the amount of \$162,000 into a three-month CD

**CORRESPONDENCE**

Reviewed as submitted. No action was necessary.

**NEXT MEETING(s)**


**Executive Meeting:** Tuesday, June 15, 2021, 5:45 p.m.  
**Board Meeting:** Tuesday, June 15, 2021, after the Executive Meeting.

**ADJOURNMENT**

The Board Meeting adjourned at 7:50 p.m. An Executive Meeting was held prior to the Board Meeting to approve minutes, hold hearings and review delinquencies.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

  
\_\_\_\_\_  
Secretary Date

**Sundance Homeowners Association**

As Submitted  As Amended

**END OF FILE**