

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

May 19, 2020

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on May 19, 2020, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:19 p.m.

BOARD MEMBERS PRESENT

Jane Arellano, Vice President; Trudy Shiroma, Secretary; Kavita Anand, Treasurer (via phone); Mark Gross, Member at Large.

BOARD MEMBERS ABSENT – None.

MANAGEMENT

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

RESIGNATION

The Board noted Peggy Paddock has resigned from the Board effective today, May 19, 2020.

NEW OFFICERS

The departure of Peggy Paddock created a vacancy for the office of President. Trudy Shiroma moved to appoint **Jane Arellano** as **President** and **Mark Gross** as **Vice President**. Kavita Anand seconded the motion, which passed unanimously.

HOMEOWNERS FORUM – None.

EXECUTIVE MEETING SUMMARY

Jane Arellano reported that at the Executive Meeting of May 19, 2020, the Board approved minutes, reviewed delinquencies and held hearings.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the April 21, 2020, 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 21, 2020, and Site Review of May 12, 2020. The Board noted no major issues.

Reserve Payments Approved: \$1,407.75 to Eichert Electric.

COMMITTEE REPORTS

Architectural: No major issues noted.

Landscape: Written report from Jane Arellano reviewed. No major issues noted. A tree trimming proposal from Great Scott was tabled for further research.

Communications/Website: No issues.

Clubhouse: No issues.

UNFINISHED BUSINESS

Rules Revisions: Legal counsel has reviewed and returned to the Board for further review. Management agreed to email a draft "*penalty fine policy*" to the Board for review.

2020 Tree Trimming: Complete.

RV Lot Cleanup: Mark Gross agreed to work with Management and MG Maintenance on the cleanup efforts.

Street Engineer Proposal: Tabled.

Stucco/Weep Screed Repair Proposal: Mark Gross moved to approve an expenditure of **\$2,978** with **Marca Construction** for weep screed/stucco repairs at **16407 Greenlake** per proposal 20200325B.R1. Kavita Anand seconded the motion, which passed unanimously.

NEW BUSINESS

Water Intrusion Issues: Management reported a growing problem of weep screed failure leading to water intrusion into buildings and suggested a plan of action to proactively address the issue. Jane Arellano moved to authorize Straight Line Construction to test several north-facing units for water intrusion to begin to assess the extent of the problem. Trudy Shiroma seconded the motion, which passed unanimously.

Rain Gutter Guards: Tabled.

Stucco/Weep Screed Repair Proposal: Jane Arellano moved to approve an expenditure of **\$1,189** with **Straight Line Construction** for weep screed/stucco repairs at **16414 Meadowbrook** per estimate #23461. Mark Gross seconded the motion, which passed with Trudy Shiroma abstaining.

TREASURER'S REPORT

April 2020 Financial Report:

Cash Operating	\$195,487.12
Cash Reserves	\$2,317,071.48
Total Liabilities and Equity	\$2,560,652.55
Income	\$65,391.47
Expenses	\$88,025.59
Excess Revenue over Expenses for April	(-\$22,634.12)
Excess Revenue over Expenses YTD	(-\$18,315.16)

