

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

May 21, 2024

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on May 21, 2024, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:29 p.m.

BOARD MEMBERS PRESENT

Chris Aafedt, President; Peggy Paddock, Vice President; Trudy Shiroma, Treasurer; Jane Arellano, Secretary.

BOARD MEMBERS ABSENT

Michelle Sangalang, Member at Large.

MANAGEMENT

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

HOMEOWNERS FORUM – None.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of May 21, 2024, the Board approved minutes, held hearings, reviewed delinquencies and legal matters.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the April 16, 2024, 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 April 16, 2024, and Site Review of May 15, 2024. The Board noted no significant issues.

Reserve Payments Approved: \$1,514.02 to Eichert Electric; \$1,190 to Landis Williams.

COMMITTEE REPORTS

- **Architectural:** No issues noted.
- **Landscape:** Written report reviewed.
- **Communications/Website:** No issues noted.
- **Clubhouse:** Management agreed to coordinate service/maintenance for the clubhouse fire extinguisher.

UNFINISHED BUSINESS

Painting Project Proposals: Interviews with Pilot Painting and 1st Street Painting were held prior to the Executive Meeting. Peggy Paddock moved to approve an expenditure of **\$340,730** with **1st Street Painting** per proposal dated January 23, 2024. Jane Arellano seconded the motion, which passed unanimously.

Tree Trimming/Removals: Jane Arellano moved to approve an expenditure of **\$6,885** with **Andre Landscape** for removal/stump grinding of three Canary Island Pine trees per proposal #768552. Trudy Shiroma seconded the motion, which passed unanimously.

Flat Roof Cleaning: Complete.

Sundek Proposal: Legal counsel finalizing contract language and will coordinate directly with Sundek.

NEW BUSINESS

16503 Littleriver: Insurance claim resolution pending.

Landscape Proposals:

- Jane Arellano moved to approve an expenditure of **\$800** with **Andre Landscape** to regrade a planter and repair irrigation at **16505 Midfield** per proposal #6264. Peggy Paddock seconded the motion, which passed unanimously.
- Peggy Paddock moved to approve an expenditure of **\$1,800** with **Andre Landscape** to replace three irrigation valves per proposal #6267. Trudy Shiroma seconded the motion, which passed unanimously.

Large Pool Acid Wash: Tabled.

Wood Repairs: Peggy Paddock moved to approve an expenditure of **\$1,250** with **Landis Williams** for wood repairs at **16507 Midfield** per estimate #30281. Trudy Shiroma seconded the motion, which passed unanimously.

Reimbursement: Peggy Paddock moved to reimburse Raul Reyes \$19.99 for domain name renewal. Trudy Shiroma seconded the motion, which passed unanimously.

Officer Reorganization: Trudy Shiroma resigned as Treasurer and will now be a Member at Large. Peggy Paddock agreed to hold the offices of Vice President and Treasurer.

TREASURER’S REPORT

April 2024 Financial Report:

| | |
|--|----------------|
| Cash Operating | \$187,451.14 |
| Cash Reserves | \$2,610,705.99 |
| Total Liabilities and Equity..... | \$2,857,204.56 |
| Income | \$91,372.25 |
| Expenses | \$107,235.16 |
| Excess Revenue Over Expenses for April | (-\$15,862.91) |
| Excess Revenue Over Expenses YTD | (-\$59,203.83) |

Variations:

GL 60570 Legal/Collections

Variance for the month:.....-\$2,574.00
 Variance for the year:.....-\$4,567.50

GL 60260 Trees

Variance for the month: -\$14,556.50
 Variance for the year: -\$27,582.51

GL 61020 R&M Common Area

Variance for the month:.....-\$1,023.50
 Variance for the year:.....-\$2,026.04

Funds Transfer: Peggy Paddock agreed to renew the following CDs:

- \$130,000 maturing May 29, 2024 for three to six months at the best rate in the Raymond James reserve account;
- \$237,000 maturing May 22, 2024 for three months at the best rate in the Raymond James reserve account.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Monday, June 10, 2024, 5:45 p.m. *schedule variance*

Board Meeting: Monday, June 10, 2024, 6:00 p.m. *schedule variance*

ADJOURNMENT

The Board Meeting adjourned at 7:35 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

Jane B. Orrellano 06/10/24
 Secretary Date

Sundance Homeowners Association

As Submitted As Amended

End of File.