

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

June 15, 2021

**CALL TO ORDER**

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on June 15, 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.

**EXECUTIVE MEETING SUMMARY**

Peggy Paddock reported that at the Executive Meeting of June 15, 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 May 18, 2021, Board Meeting Minutes as corrected.
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

**MANAGEMENT REPORT**

Management included in the Board Meeting packet the Action List of May 18, 2021, and Site Review of June 8, 2021. The Board noted no major issues.

**Reserve Payments Approved: \$1,835 to Lang Roofing; \$1,756 to Marca Construction.**

**COMMITTEE REPORTS**

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

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

## COMMITTEE REPORTS (Cont.)

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

**Clubhouse:** No issues noted. Rental requests are tabled until further notice per legal counsel.

## UNFINISHED BUSINESS

**Rules and Regulations:** Michelle Sangalang agreed to coordinate a final draft for review by legal counsel.

**Roofing Consultant:** To finalize the contract with Design Build Associates for roofing project consulting, the following actions were taken:

- Suzanne Neal moved to approve an hourly rate of \$195 for Preconstruction Phase consulting. Michelle Sangalang seconded the motion, which passed unanimously.
- Chris Aafedt moved to approve an hourly rate of \$100 plus 7% of construction costs for Construction Phase consulting. Michelle Sangalang seconded the motion, which passed unanimously.

## NEW BUSINESS

**Reserve Study Proposal:** Mark Gross moved to approve an expenditure of **\$885** with **Foresight Financial Services** for a computer update reserve study. Chris Aafedt seconded the motion, which passed unanimously.

**SB 326/Balcony Inspection Law:** The Board reviewed the requirements of SB 326. Management agreed to contact the reserve analyst about creating a Balcony Inspection line item in the reserve component list and will attempt to develop an approximate cost for balcony inspections so a dollar amount can be associated with the new line item.

**Repair Proposals:** Mark Gross moved to approve the following expenditures with **Straight Line Construction**. Michelle Sangalang seconded the motion, which passed unanimously.

- **\$1,129** for concrete repairs per estimate #24618.
- **\$489** for concrete repairs per estimate #24617.
- **\$489** for concrete repairs per estimate #24616.

**Pest Control:** Chris Aafedt moved to approve an expenditure of **\$625** with **CatsUSA** to treat irrigation control boxes for pests. Michelle Sangalang seconded the motion, which passed unanimously.

**Parking Issues:** Peggy Paddock noted several Homeowners/Tenants in violation of parking rules. She agreed to send the offenders' addresses to Management so hearing letters may be sent.

**TREASURER'S REPORT**

**May 2021 Financial Report:**

Cash Operating.....	\$229,955.09
Cash Reserves.....	\$2,497,979.72
Total Liabilities and Equity .....	\$2,778,164.00
Income.....	\$64,672.82
Expenses.....	\$54,315.51
Excess Revenue Over Expenses for May .....	\$10,357.31
Excess Revenue Over Expenses YTD.....	\$20,269.12

**Variances:**

**GL 61020 R&M Common Area**

Variance for the month: ..... \$1,606.83  
 Variance for the year: .....\$7,861.15

**GL 61320 Irrigation Repairs**

Variance for the month: ..... \$1,846.67  
 Variance for the year: .....\$1,337.24

**Investments:** Chris Aafedt to coordinate with Raymond James.

**CORRESPONDENCE**

Reviewed as submitted. No action was necessary.

**NEXT MEETING(s)**

**Executive Meeting:** Tuesday, July 20, 2021, 5:45 p.m.  
**Board Meeting:** Tuesday, July 20, 2021, after the Executive Meeting.

**ADJOURNMENT**

The Board Meeting adjourned at 7:09 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:

   
 \_\_\_\_\_  
 Mark Gross, Secretary Date

**Sundance Homeowners Association**

As Submitted  As Amended

**END OF FILE**