

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

July 15, 2025

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on July 15, 2025, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:06 p.m.

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT – None.

MANAGEMENT

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

DISCUSSION

Cody Henderson, arborist for Andre Landscape, presented information on and discussed with the Board a long-range multi-year tree plan for the community. First steps include development of proposals to remove trees in two round-about planters.

HOMEOWNERS FORUM – None.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of July 15, 2025, 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 June 17, 2025, Board Meeting Minutes as presented.
- **Liens Approved: Accounts #25242804183, #25242952441, #25242981295.**
- **Foreclosures Approved: None.**

MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of June 17, 2025, and Site Review of July 8, 2025. The Board noted no significant issues.

Reserve Payments Approved: \$890 to Landis Williams; \$990 to Eichert Electric.

COMMITTEE REPORTS

Architectural: No issues noted.

Landscape: Written report reviewed. Long-term tree plan discussed with Andre arborist.

Communications/Website: No issues noted.

Clubhouse: No issues noted.

UNFINISHED BUSINESS

Small Pool Spa Crack: Pool maintenance staff is monitoring a crack in the spa surface; if it worsens, the Board will consider further action.

Street Project: Proposals pending.

Small Pool Spa Key Lock: Replacement of the key lock mechanism with a timer is scheduled for August 1, 2025.

NEW BUSINESS

Maintenance Proposals:

- Jane Arellano moved to approve expenditures with **MG Maintenance** of **\$300** to clean all mailboxes and **\$1,500** to clean all light pole globes. Jerry Liang seconded the motion, which passed with Peggy Paddock and Trudy Shiroma opposed.
- Peggy Paddock moved to approve an expenditure of **\$1,200** with **Eichert Electric** to bury an exposed electrical conduit line. Trudy Shiroma seconded the motion, which passed unanimously.
- Jane Arellano moved to authorize Peggy Paddock to order four blue umbrella replacement canopies from Amazon at a cost of \$30 (plus tax) each for the pool areas. Trudy Shiroma seconded the motion, which passed unanimously.

Concrete Repair Proposal: Peggy Paddock moved to approve an expenditure of **\$1,248** with **Marca Construction** for concrete repairs at **16513 Littleriver** per estimate #20250715B. Jane Arellano seconded the motion, which passed unanimously.

Wood Repair Proposal: Trudy Shiroma moved to approve an expenditure of **\$2,960** with **Landis Williams** for wood repairs at **12501 Fallcreek** per estimate #31464. Jane Arellano seconded the motion, which passed unanimously.

NEW BUSINESS (Cont.)

Reserve Study Proposal: Peggy Paddock moved to approve an expenditure of **\$965** with **Foresight Financial Services** for a computer update reserve study. Jane Arellano seconded the motion, which passed unanimously.

New Law: The Board reviewed information on the recently enacted Assembly Bill AB 130 which affects the amount of fines Associations may impose and other limitations on enforcement options.

TREASURER'S REPORT

June 2025 Financial Report:

Cash Operating	\$103,058.79
Cash Reserves	\$2,732,389.39
Total Liabilities and Equity.....	\$2,874,821.78
Income	\$85,265.14
Expenses	\$81,530.15
Excess Revenue over Expenses for June.....	\$3,734.99
Excess Revenue over Expenses YTD	(\$19,471.54)

Variances:

GL 52300 Insurance

Variance for the Month(-\$2,112.15)

Variance for the Year ... (-\$12,673.02)

Funds Transfers: Jane Arellano moved to approve the following funds transfers. Jerry Liang seconded the motion, which passed unanimously.

- Reinvest \$54,000 in the Raymond James operating Webbank account that matured July 2, 2025, in a six-month Treasury Bill in the Raymond James operating account.
- Invest \$195,546.85 in the Raymond James reserve money market account in laddered Treasury Bills at the best rate.
- Reinvest \$110,000 in the Raymond James reserve Webbank account that matured July 2, 2025, in a laddered Treasury Bill at the best rate in the Raymond James reserve account.
- Reinvest \$52,000 in a Treasury Bill that matures July 22, 2025, in the Raymond James reserve account in a laddered Treasury Bill at the best rate in the Raymond James reserve account.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Tuesday, August 19, 2025, 5:45 p.m.

Board Meeting: Tuesday, August 19, 2025, after Executive Meeting.

ADJOURNMENT

The Board Meeting adjourned at 7:49 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

Jerry P.H. Liang 8/19/2025
Secretary Date
Sundance Homeowners Association

As Submitted ☒ As Amended ☐

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