

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

July 16, 2024

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on July 16, 2024, 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

Chris Aafedt, President; Peggy Paddock, Vice President/Treasurer; Jane Arellano, Secretary; Trudy Shiroma, Member at Large.

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 July 16, 2024, the Board approved minutes and reviewed delinquencies.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the June 10, 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 June 10, 2024, and Site Review of July 9, 2024. The Board noted no significant issues.

Reserve Payments Approved: \$1,800 to Andre Landscape; \$11,039 to Straight Line Construction.

COMMITTEE REPORTS

- **Architectural:** No issues noted.
- **Landscape:** Written report reviewed.
- **Communications/Website:** No issues noted.
- **Clubhouse:** Possible water leak from air conditioner. Chris Aafedt to assess.

UNFINISHED BUSINESS

Painting Project: Delayed due to foreman's illness. Scheduled to start July 29, 2024.

Insurance Claim Status: Management provided an update on an insurance claim for **16503 Littleriver**.

Reimbursement of Legal Expenses: Farmers Insurance has sent a check to the Association for \$2,743.50 representing reimbursement for legal fees in the Ford matter.

Concrete Replacement Proposals: The Board reviewed three proposals for concrete replacement. Peggy Paddock moved to approve an expenditure of **\$1,440** with **Landis Williams** for concrete replacement near **16509 Midfield** per estimate #30331. Trudy Shiroma seconded the motion, which passed unanimously.

Wood Repair Proposals: The Board reviewed three proposals for wood repairs. Peggy Paddock moved to approve an expenditure of **\$3,490** with **Landis Williams** for wood repairs at **12534 Pinegrove** per estimate #30282. Trudy Shiroma seconded the motion, which passed unanimously.

NEW BUSINESS

Updated Newsletter: Revised and approved for posting on website.

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

Architectural Request: The Board reviewed a request from **12475 Fallcreek** for a new porch light fixture. The Architectural Committee and Board approved Homeowner's choice of a light fixture that points down.

Vehicle Storage While Safe-listed: Management is investigating the circumstances surrounding a vehicle that is apparently safe-listed with Patrol One while owner is on vacation.

TREASURER'S REPORT

The June 2024 Financial Report was reviewed as follows:

June 2024 Financial Report:

Cash Operating	\$181,136.94
Cash Reserves	\$2,684,414.18
Total Liabilities and Equity	\$2,917,162.92
Income	\$90,842.69
Expenses	\$85,024.49
Excess Revenue over Expenses for June.....	\$5,818.20
Excess Revenue over Expenses YTD	(-\$75,038.06)

Variances:

GL 61020 R&M Common Area

Variance for the Month	(-\$2,657.46)
Variance for the Year	(-\$3,916.17)

Funds Transfer: None.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Tuesday, August 20, 2024, 5:45 p.m.

Board Meeting: Tuesday, August 20, 2024, 6:00 p.m.

ADJOURNMENT

The Board Meeting adjourned at 7:04 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

Janet Arrellano 08/20/24

 Secretary Date

Sundance Homeowners Association

As Submitted As Amended

END OF FILE