

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

July 20, 2021

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on July 20, 2021, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:10 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

12546 Pinegrove: Homeowner reported finding a mouse in the pool and wondered how the pool was cleaned after the mouse was removed. Management noted that after such instances, the pool is treated with a chemical shock process.

EXECUTIVE MEETING SUMMARY

Peggy Paddock reported that at the Executive Meeting of July 20, 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 June 15, 2021, Board Meeting Minutes as presented.
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of June 15, 2021, and Site Review of July 12, 2021. The Board noted no major issues.

Reserve Payments Approved: \$1,797.89 to Straight Line Construction.

COMMITTEE REPORTS

Architectural: Suzanne Neal noted no major issues. Window replacements at **16411 Millstream** are pending completion.

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

Communications/Website: No issues noted.

Clubhouse: Mark Gross moved to reopen the clubhouse for rentals. Michelle Sangalang seconded the motion, which passed unanimously.

UNFINISHED BUSINESS

Rules and Regulations: Revised Rules and Regulations will be posted on the Sundance website for Homeowner review. Management will send a notice to all Homeowners letting them know the Rules and Regulations are now on the website for their 28-day review.

Roofing Consultant: Consultant’s inspection pending.

SB 326/Balcony Inspection Law: After legal counsel review of the requirements of SB 326 and Sundance governing documents, it was determined that Sundance balconies are a Homeowner responsibility and therefore SB 326 does not apply to Sundance.

NEW BUSINESS

Newsletter: Peggy Paddock and Suzanne Neal to coordinate updated newsletter.

Reimbursement Request: Homeowner of **16504 Littleriver Lane** submitted a bill for heating/air conditioning unit repair and requested reimbursement. Homeowner believes the repairs were necessary because landscapers clogged the condensate line with dirt. The Board requested Management notify Homeowner of the Board’s decision to deny the request as the repair is a Homeowner responsibility. Management will also request landscapers create a French drain at the base of Homeowner’s condensate line.

TREASURER’S REPORT

June 2021 Financial Report:

Cash Operating	\$207,630.22
Cash Reserves	\$2,537,110.69
Total Liabilities and Equity	\$2,773,609.70
Income	\$64,589.70
Expenses	\$60,248.54
Excess Revenue over Expenses for June	\$4,341.16
Excess Revenue over Expenses YTD	\$24,610.28

Variiances: No significant variiances.

Investments: Chris Aafedt to coordinate with Raymond James.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Tuesday, August 17, 2021, 5:45 p.m.

Board Meeting: Tuesday, August 17, 2021, after the Executive Meeting.

ADJOURNMENT

The Board Meeting adjourned at 6:50 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 8/17/21

Mark Gross, Secretary

Date

Sundance Homeowners Association

As Submitted As Amended

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