

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

August 15, 2023

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on August 15, 2023, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:05 p.m.

BOARD MEMBERS PRESENT

Peggy Paddock, President; Jane Arellano, Vice President; Dorothy Gutierrez, Secretary; Chris Aafedt, Treasurer.

BOARD MEMBERS ABSENT

Michelle Sangalang, Member at Large.

MANAGEMENT

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

HOMEOWNERS FORUM

Jane Arellano noted that Eucalyptus tree droppings are staining her patio and windows.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of August 15, 2023, the Board approved minutes and reviewed delinquencies.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the July 18, 2023, Board Meeting Minutes as presented.
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of July 18, 2023. Site Review is pending. The Board noted no significant issues.

Reserve Payments Approved: \$2,960 to Landis Williams; \$3,000 to Landis Williams; \$1,807.23 to Tyler Lighting.

COMMITTEE REPORTS

- **Architectural:** Request in NEW BUSINESS.
- **Landscape:** Written report pending.
- **Communications/Website:** No issues noted.
- **Clubhouse:** Temporary repairs were made to the air conditioner unit in the clubhouse but whole unit replacement is needed. Management is in the process of obtaining proposals.

UNFINISHED BUSINESS

Wrought Iron Fence Painting: Pending.

Homeowner Garden Release Form: Revisions in progress.

Building Painting Project: Site walk pending.

NEW BUSINESS

Architectural Request: The Board reviewed an Architectural Request form from **12443 Fallcreek** for installation of solar panels atop a patio cover. It was unclear if Homeowner already has a patio cover or not. The request was referred back to the Architectural Committee for further research and additional information. The Board also requested Management consult legal counsel about the proposed project.

Reimbursement Request: Jane Arellano moved to approve reimbursement of \$109.49 to Dorothy Gutierrez for the purchase of six pool cues for the clubhouse. Chris Aafedt seconded the motion, which passed unanimously.

Tree Removal: Jane Arellano moved to approve an expenditure of **\$200** with **Andre Landscape** for removal of a Guava tree at **12532 Shadydale** per quote #12384. Dorothy Gutierrez seconded the motion, which passed unanimously.

Woodcrete Fence Repair: Chris Aafedt moved to approve an expenditure of **\$1,978** with **Marca Construction** to replace a Woodcrete fence post at **12452 Fallcreek** per proposal #20230724G. Dorothy Gutierrez seconded the motion, which passed unanimously.

Wood Repairs:

- **16415 Greenlake:** Dorothy Gutierrez moved to approve an expenditure of **\$1,478** with **Marca Construction** for fence top cap replacement per proposal #20230524B. Jane Arellano seconded the motion, which passed unanimously.
- **16421 Midfield:** Jane Arellano moved to approve an expenditure of **\$1,030** with **Landis Williams** for fence top cap replacement per proposal #29592. Chris Aafedt seconded the motion, which passed unanimously.

Follow-up Items:

- **12504 Fallcreek:** Confirm that Homeowner has completed Kia vehicle recall repairs and does not need a parking permit anymore.
- **16429 Westbrook:** Determine Homeowner's need for a parking permit. Peggy to follow up.

TREASURER'S REPORT

July 2023 Financial Report:

Cash Operating	\$232,555.80
Cash Reserves	\$2,434,887.01
Total Liabilities and Equity.....	\$2,680,146.20
Income	\$71,644.09
Expenses	\$69,239.08
Excess Revenue over Expenses for July.....	\$2,405.01
Excess Revenue over Expenses YTD	(-\$25,154.10)

Variances:

GL 61320 Irrigation

Variance for the month:.....-\$2,583.54
Variance for the year:.....-\$585.80

Investments: None.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Tuesday, September 19, 2023, 5:45 p.m.

Board Meeting: Tuesday, September 19, 2023, 6:00 p.m.

ADJOURNMENT

The Board Meeting adjourned at 7:11 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

 09/19/23

Secretary Date

Sundance Homeowners Association

As Submitted ☒ As Amended ☐