

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

August 17, 2021

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on August 17, 2021, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:00 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 August 17, 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 July 20, 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 July 20, 2021, and Site Review of August 6, 2021. The Board noted no major issues. Management agreed to obtain proposals to re-plaster the small pool.

Reserve Payments Approved: None.

COMMITTEE REPORTS

Architectural: Suzanne Neal noted no major issues.

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

Communications/Website: No issues noted.

Clubhouse: No issues noted.

UNFINISHED BUSINESS

Rules and Regulations: Revised Rules and Regulations are posted on the website for 28-day review. Final approval is scheduled for September.

Roofing Consultant: Consultant’s inspection report pending.

NEW BUSINESS

Tree Removal: Management agreed to obtain proposals from Treeco, Great Scott and Sunset Landscaping to remove a Eucalyptus tree at **16416 Greenlake**. Mark Gross moved to authorize Management to approve the lowest proposal and coordinate the removal. Suzanne Neal seconded the motion, which passed unanimously.

Spectrum Agreement: The Board authorized Michelle Sangalang to follow up with Communications Consulting Group regarding an access/marketing/revenue sharing agreement with Spectrum.

Reserve Study: The Board suggested minor revisions which Management will communicate to the reserve analyst. Final approval of the study is scheduled for September.

Audit/Tax Return Preparation: Mark Gross moved to approve an expenditure of **\$1,000** with **Newman CPA** for the 2021 audit and tax return preparation. Suzanne Neal seconded the motion, which passed unanimously.

TREASURER’S REPORT

July 2021 Financial Report:

Cash Operating	\$216,832.87
Cash Reserves	\$2,559,394.76
Total Liabilities and Equity	\$2,801,798.94
Income	\$64,822.56
Expenses	\$56,709.61
Excess Revenue over Expenses for July	\$8,112.95
Excess Revenue over Expenses YTD	\$32,723.23

Variances: No significant variances.

