

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

August 18, 2020

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on August 18, 2020, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:11 p.m.

BOARD MEMBERS PRESENT

Jane Arellano, President; Mark Gross, Vice President; Trudy Shiroma, Secretary (via phone); Kavita Anand, Treasurer (via phone).

BOARD MEMBERS ABSENT – None.

MANAGEMENT

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

HOMEOWNERS FORUM

16407 Greenlake: Homeowner appeared to resolve past due payment for unauthorized guest parking.

EXECUTIVE MEETING SUMMARY

Jane Arellano reported that at the Executive Meeting of August 18, 2020, the Board approved minutes, reviewed delinquencies and held hearings.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the July 21, 2020, Board Meeting Minutes as presented.
- **Liens Approved: Account #575257.**
- **Foreclosures Approved:** None.

MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of July 21, 2020, and Site Review of August 11, 2020. The Board noted no major issues.

COMMITTEE REPORTS

Architectural: No major issues noted.

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

Communications/Website: No issues.

Clubhouse: No issues.

UNFINISHED BUSINESS

RV Lot Application: Additional revisions in progress.

2020 Tree Removals: Mark Gross moved to approve an expenditure of **\$6,930** with **Treeco** for tree removals per proposal #SD08142020 as revised to exclude tree #9 and reflect \$230 for city tree removal permit. Jane Arellano seconded the motion, which passed unanimously.

RV Lot Asphalt Repair Specifications: In progress.

RV Lot Asphalt Project Specifications: In progress.

2020 Tree Trimming: Mark Gross moved to approve an expenditure of **\$18,915** with **Great Scott** for 2020 tree trimming per proposal #228907 as revised to exclude all tree removals. Jane Arellano seconded the motion, which passed unanimously.

NEW BUSINESS

Board Member Appointment: Mark Gross moved to appoint Suzanne Neal to fill the one vacancy on the Board. Jane Arellano seconded the motion, which passed unanimously.

2020 Audit/Tax Return Preparation: Mark Gross moved to approve an expenditure of **\$925** with **Newman CPA** for the 2020 audit and preparation of the tax returns. Jane Arellano seconded the motion, which passed unanimously.

Roof/Rain Gutter Cleaning: Mark Gross moved to approve an expenditure of **\$8,495** with **Gale Force** for roof and rain gutter cleaning per proposal #0702-1717. Trudy Shiroma seconded the motion, which passed unanimously.

Inspectors of Election: The Board will seek volunteers to act as Inspectors of Election.

Newsletter: Tabled to the September 2020 meeting.

TREASURER'S REPORT

July 2020 Financial Report:

Cash Operating	\$201,654.76
Cash Reserves	\$2,389,229.82
Total Liabilities and Equity	\$2,629,870.88
Income	\$63,346.87
Expenses	\$59,665.91
Excess Revenue over Expenses for July	\$3,680.96
Excess Revenue over Expenses YTD.....	\$2,815.32

Variances:

GL 6102 R&M Common Area

Variance for the month: \$1,094.75

Variance for the year: \$6,452.82

GL 6510 Utilities Gas

Variance for the month:..... \$1,067.27

Variance for the year: \$2,789.35

GL 6152 Electrical Maintenance

Variance for the month:-\$1,395.98

Variance for the year:-\$2,026.46

Funds Transfers: None.

Investment Broker: The Board agreed to invite Karen Lucian of Raymond James to the next meeting to discuss investment services.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Tuesday, September 15, 2020, 5:45 p.m.

Board Meeting: Tuesday, September 15, 2020, after the Executive Meeting.

ADJOURNMENT

The Board Meeting adjourned at 8:04 p.m. An Executive Meeting was held prior to the Board Meeting to hold hearings, approve minutes and review delinquencies.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

 

Secretary
Sundance Homeowners Association

As Submitted _____ As Amended

END OF FILE