

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

August 20, 2024

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on August 20, 2024, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 5:50 p.m.

BOARD MEMBERS PRESENT

Chris Aafedt, President; Jane Arellano, Secretary; Michelle Sangalang, Member at Large.

BOARD MEMBERS ABSENT

Peggy Paddock, Vice President/Treasurer; Trudy Shiroma, Member at Large.

MANAGEMENT

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

HOMEOWNERS FORUM – None.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of August 20, 2024, the Board approved minutes and reviewed delinquencies.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the July 16, 2024, 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 16, 2024, and Site Review of August 14, 2024. The Board noted no significant issues.

Reserve Payments Approved:

- **\$50,791.50** to Andre Landscape;
- **\$4,420** to Landis Williams;
- **\$1,357.12** to Eichert Electric.

COMMITTEE REPORTS

Architectural: Jane Arellano moved to approve updates to the Security Camera Specification (Spec. SC-001 Rev A). Update: under Mounting, last sentence will read, *“Do not point cameras/lights into neighbors windows, patios or driveways”*. Michelle Sangalang seconded the motion, which passed unanimously.

- **Landscape:** Written report reviewed.
- **Communications/Website:** No issues noted.
- **Clubhouse:** No issues noted.

UNFINISHED BUSINESS

Painting Project: In progress.

Pool Deck Drains: After an inspection of the large pool deck drains, Ken’s Plumbing recommended not hydro-jetting them as they just drain into the dirt two feet below the deck. It was recommended that they be capped. The Board agreed and Management will direct Ken’s Plumbing to cap them.

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

Insurance Deductible Increase: Tabled.

NEW BUSINESS

Parking Request: Homeowner of 12506 Fallcreek will have a house-guest for approximately two months and requested extended safe-listing for her guest. Her garage has two vehicles in it already. Jane Arellano moved to authorize Patrol One to issue a temporary parking permit to house-guest for September, October and November 2024 at a cost of \$25 per month. Michelle Sangalang seconded the motion, which passed unanimously. Homeowner must contact Patrol One to request a permit application to complete and submit.

Wood Repair Proposals: Pending.

Parking Rules Revisions: Tabled.

Reserve Study: The Board reviewed/revised the reserve study draft. Management will communicate revisions to reserve analyst.

Landscape Proposals: Jane Arellano moved to approve the following expenditures with Andre Landscape. Michelle Sangalang seconded the motion, which passed unanimously.

- **\$370** for landscape upgrades per proposal #9541.
- **\$870** for landscape upgrades per proposal #9086.
- **\$421.50** for landscape irrigation valve lids per proposal #9547.
- **\$1,380** for landscape upgrades per proposal #9081.
- **\$600.06** for landscape irrigation repairs per proposal #10301.
- **\$560** for landscape irrigation repairs per proposal #10300.
- **\$1,200.12** for landscape irrigation repairs per proposal #10302.

TREASURER'S REPORT

The July 2024 Financial Report was reviewed as follows:

July 2024 Financial Report:

Cash Operating	\$184,388.68
Cash Reserves	\$2,667,650.03
Total Liabilities and Equity.....	\$2,899,925.73
Income	\$77,588.31
Expenses	\$75,158.21
Excess Revenue over Expenses for July.....	\$2,430.10
Excess Revenue over Expenses YTD	(-\$72,607.96)

Variances:

GL 60100 Office & Postage

Variance for the Month(-\$1,008.34)
Variance for the Year(-\$4,247.72)

GL 61520 Electrical

Variance for the Month(-\$6,876.58)
Variance for the Year(-\$6,579.86)

Funds Transfer: None.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Tuesday, September 17, 2024, 5:45 p.m.

Board Meeting: Tuesday, September 17, 2024, 6:00 p.m.

ADJOURNMENT

The Board Meeting adjourned at 7:28 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

Jane B Arillano 09/17/24

Secretary Date

Sundance Homeowners Association

As Submitted As Amended

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