

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

September 19, 2023

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on September 19, 2023, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 5:58 p.m.

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Dorothy Gutierrez, Secretary; Michelle Sangalang, Member at Large.

MANAGEMENT

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

HOMEOWNERS FORUM

16414 Meadowbrook: Homeowner reported the second-story rain gutter leaks. Management will have roofers assess.

Chris Aafedt: Homeowner noted the small pool gate on the south side does not close because of new paint and painting equipment remains in the pool area. Management replied that the wrought iron fence painting project is nearing completion and all issues should be addressed upon completion.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of September 19, 2023, the Board approved minutes, held a hearing and reviewed delinquencies.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the August 15, 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 August 15, 2023, and Site Review of September 14, 2023. The Board noted no significant issues.

Reserve Payments Approved: \$10,857 to Landis Williams Construction; \$1,478 to Marca Construction.

Management Action Item: The Board requested Management obtain proposals for pool maintenance.

COMMITTEE REPORTS

Architectural: 12443 Fallcreek Homeowner was present to discuss his solar panel request. The Board reported that his original request was denied. The Board suggested Homeowner submit a request for a patio cover first, then request solar panel installation on top of the patio cover and submit renderings/plans with the request.

Landscape: Written report reviewed.

Communications/Website: No issues noted.

Clubhouse: HVAC replacement proposals pending.

UNFINISHED BUSINESS

Wrought Iron Fence Painting: In progress.

Homeowner Garden Release Form: Revisions in progress.

Building Painting Project: The Board reviewed proposals but no action was taken.

NEW BUSINESS

Landscape Proposals:

- Andre Landscape quote #12718 for landscape upgrades declined.
- Andre Landscape quote #12719 for tree removal/replacement declined. Management to ask Treeco to remove the leaning tree in median on Elm Park Dr.
- Andre Landscape quote #12750 to scalp/overseed all lawn areas declined.

Tree Trimming: The Board reviewed tree trimming proposals from Andre Landscape and Great Scott. The Board requested Management obtain a tree trimming proposal from Treeco.

Parking Permit Request: The Board reviewed a parking permit request from tenant at 12500 Fallcreek. The Board agreed to hold tenant's request until October 31, 2023, to allow time to clean the garage so parking in the garage is possible.

NEW BUSINESS (Cont.)

Annual Meeting: Scheduled for **Tuesday, December 12, 2023.**

TREASURER'S REPORT

August 2023 Financial Report:

Cash Operating	\$233,383.02
Cash Reserves	\$2,460,186.99
Total Liabilities and Equity.....	\$2,705,463.16
Income	\$71,495.18
Expenses	\$72,466.55
Excess Revenue over Expenses for August.....	(-\$971.37)
Excess Revenue over Expenses YTD	(-\$26,125.47)

Variances:

GL 60340 Taxes Federal

Variance for the month:.....-\$1,633.33
Variance for the year:.....-\$9,725.64

GL 61320 Irrigation

Variance for the month:.....-\$2,568.44
Variance for the year:.....-\$3,154.24

GL 63520 Pool Repairs

Variance for the month:..... -\$1,463.00
Variance for the year:..... -\$2,598.00

Investments: None.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Tuesday, October 17, 2023, 5:45 p.m.

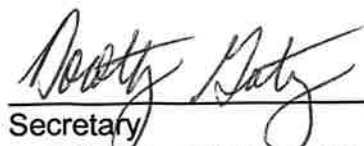
Board Meeting: Tuesday, October 17, 2023, 6:00 p.m.

ADJOURNMENT

The Board Meeting adjourned at 7:17 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:


Secretary

10/17/23
Date

Sundance Homeowners Association

As Submitted ☒ As Amended ☐

END OF FILE