

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

September 20, 2022

**CALL TO ORDER**

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on September 20, 2022, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 5:47 p.m.

**BOARD MEMBERS PRESENT**

Peggy Paddock, President; Jane Arellano, Vice President; Dorothy Gutierrez, Secretary; Chris Aafedt, Treasurer; Michelle Sangalang (via phone), Member at Large.

**BOARD MEMBERS ABSENT** – None.

**MANAGEMENT**

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

**HOMEOWNERS FORUM**

**12500 Fallcreek:** Tenant requested a parking permit. The Board approved one parking permit for tenant but noted if additional permits are requested, tenant's daughter and son-in-law must change their vehicle registrations to 12500 Fallcreek by January 1, 2023.

**EXECUTIVE MEETING SUMMARY**

At the Executive Meeting of September 20, 2022, the Board approved minutes and reviewed delinquencies. One hearing is pending.

**APPROVAL OF CONSENT CALENDAR**

The Board unanimously approved the Consent Calendar as follows:

Approval of the August 16, 2022, Board Meeting Minutes as amended. *Amendment: NEW BUSINESS, Green Waste Collection should read "Management performed a site review with Athens Disposal who suggested community compost containers. The Board declined to participate in the suggested community composting program.*

- **Liens Approved:** None.
- **Foreclosures Approved:** None.

## MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of August 16, 2022, and Site Review of September 15, 2022. The Board noted no significant issues.

**Reserve Payments Approved:** \$350 to Design Build; \$102,545.55 and \$47,000 to Roofing Standards; \$19,551.75 to Straight Line Construction.

## RECESS/RECONVENE

The Board Meeting recessed at 6:01 p.m. to reconvene the Executive Meeting to hold a hearing and reconvened at 6:09 p.m.

## GUEST SPEAKERS

Four representatives of Andre Landscape provided information on its acquisition of Sunset Landscape and its assurance of a smooth transition of landscape maintenance for Sundance.

## COMMITTEE REPORTS

**Architectural:** Electrical panel replacement specifications were distributed for Board review.

**Landscape:** Written report from Jane Arellano reviewed.

**Communications/Website:** No issues noted.

**Clubhouse:** No issues noted.

## RECESS/RECONVENE

The Board Meeting recessed at 7:09 p.m. to reconvene the Executive Meeting to resolve a hearing and reconvened at 7:10 p.m.

## UNFINISHED BUSINESS

**Roofing Project:** The Board tabled Addendum #1 to Design Build's Construction Consulting Contract.

**Tree Removals:** Chris Aafedt moved to approve an expenditure of \$15,760 with Treeco for tree removals/replacements per proposal #SD091322 as revised. Dorothy Gutierrez seconded the motion, which passed unanimously.

**Tree Replacements:** Dorothy Gutierrez moved to approve an expenditure of \$3,550 with Sunset Landscape for tree replacements per proposal #2025. Chris Aafedt seconded the motion, which passed unanimously.

## UNFINISHED BUSINESS (Cont.)

**Sidewalk Replacement:** Chris Aafedt moved to approve an expenditure of **\$2,190** with **Landis Williams** for sidewalk replacement per estimate #28467. Jane Arellano seconded the motion, which passed unanimously.

**Spectrum Clubhouse Wi-Fi:** Management to follow up.

**Plumbing Proposal:** Dorothy Gutierrez moved to approve an expenditure of **\$5,905** with **PMC Plumbing** for plumbing repairs to the water heater lines at the small pool. Chris Aafedt seconded the motion, which passed unanimously.

**Fence Repair Proposal:** Chris Aafedt moved to approve an expenditure of **\$5,980** with **Landis Williams** for woodcrete fence repairs at **12511 Pinegrove** per estimate #28703. Dorothy Gutierrez seconded the motion, which passed unanimously.

## NEW BUSINESS

**Stucco Repair Proposal:** Dorothy Gutierrez moved to approve an expenditure of **\$1,390** with **Landis Williams** for stucco repairs at **16410 Meadowbrook** per proposal #28687. Chris Aafedt seconded the motion, which passed unanimously.

**Reserve Study:** Chris Aafedt moved to approve the reserve study as presented. Jane Arellano seconded the motion, which passed unanimously.

**2023 Budget:** Dorothy Gutierrez moved to approve the 2023 budget as prepared by Management with a \$27 per month per Homeowner monthly assessment increase to \$362 per month per Homeowner. Chris Aafedt seconded the motion, which passed unanimously.

## TREASURER'S REPORT

### August 2022 Financial Report:

Cash Operating .....	\$250,832.53
Cash Reserves .....	\$2,230,561.59
Total Liabilities and Equity.....	\$2,492,081.22
Income .....	\$65,462.53
Expenses .....	\$59,146.34
Excess Revenue Over Expenses for August.....	\$6,316.19
Excess Revenue Over Expenses YTD.....	\$41,914.29

**Investments:** Peggy Paddock agreed to obtain Treasury Bill rates.

## CORRESPONDENCE

Reviewed as submitted. No action was necessary.

**NEXT MEETING(s)**

**Executive Meeting:** Tuesday, October 18, 2022, 5:45 p.m.

**Board Meeting:** Tuesday, October 18, 2022, 6:00 p.m.

**ADJOURNMENT**

The Board Meeting adjourned at 8:15 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

  
\_\_\_\_\_  
Secretary  
**Sundance Homeowners Association**

  
\_\_\_\_\_  
Date

As Submitted  As Amended

**END OF FILE**