

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

October 18, 2022

**CALL TO ORDER**

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on October 18, 2022, 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; 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** – None.

**GUEST SPEAKER**

Ryan Lang of Lang Roofing presented information on reroofing the sloped roofs of two buildings as well as a five-year plan to reroof all other sloped roofs.

**EXECUTIVE MEETING SUMMARY**

At the Executive Meeting of October 18, 2022, the Board approved minutes and reviewed delinquencies. There were no hearings.

**APPROVAL OF CONSENT CALENDAR**

The Board unanimously approved the Consent Calendar as follows:

- Approval of the September 20, 2022, Board Meeting Minutes as presented.
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

## MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of September 20, 2022, and Site Review of October 13, 2022. The Board noted no significant issues.

**Reserve Payments Approved: \$2,200 to Marca Construction.**

## COMMITTEE REPORTS

**Architectural:** Dorothy Gutierrez presented a request from a Homeowner to install a solar-powered security camera on the exterior of the building. The Board approved the installation pending confirmation of an appropriate location for the camera.

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

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

**Clubhouse:** No issues noted.

## UNFINISHED BUSINESS

**Roofing Project:** Dorothy Gutierrez moved to approve Lang Roofing's proposal to reroof the sloped roofs at **12534 Shadydale** and **16415 Millstream** pending the Board's approval of a roof tile and color which will determine the formal proposal amount. Jane Arellano seconded the motion, which passed unanimously.

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

## NEW BUSINESS

**Insurance Renewal:** Chris Aafedt moved to approve the following expenditures with **DeNino Insurance Agency** for the following. Dorothy Gutierrez seconded the motion, which passed unanimously.

- **\$48,239** for renewal of the Association's master insurance policy with Farmers Insurance including an increase of the deductible to \$25,000.
- **\$41,387** for renewal of the Association's earthquake insurance policy with Lloyd's of London Insurance including a 20% deductible.

**Landscape Proposals:** Jane Arellano moved to approve the following expenditures with **Sunset Landscape** for the following. Dorothy Gutierrez seconded the motion, which passed unanimously.

- **\$5,080** for cleaning of all landscape drains per proposal OR#105.
- **\$1,250** for cleaning of all pool area drains per proposal OR#106.

**Repair Proposal:** Dorothy Gutierrez moved to approve an expenditure of **\$1,379** with **Straight Line Construction** to replace a safety post by a gas meter at **16427 Westbrook** per estimate #25011. Chris Aafedt seconded the motion, which passed unanimously.

**NEW BUSINESS (Cont.)**

**Holiday Cites/Tows:** The Board unanimously agreed to no parking citations and vehicle tows November 23-27, 2022, and December 21, 2022 – January 1, 2023.

**2023 Parking Notice:** The Board reviewed the 2023 Patrol One parking notice for distribution to all Homeowners. Peggy Paddock agreed to work on any changes needed to the notice before distribution.

**Annual Meeting:** Scheduled for December 13, 2022.

**TREASURER’S REPORT**

**September 2022 Financial Report:**

<b>Cash Operating</b> .....	\$264,352.18
<b>Cash Reserves</b> .....	\$2,192,600.20
<b>Total Liabilities and Equity</b> .....	\$2,468,105.90
<b>Income</b> .....	\$64,581.31
<b>Expenses</b> .....	\$55,997.80
<b>Excess Revenue over Expenses for September</b> .....	\$8,583.51
<b>Excess Revenue over Expenses YTD</b> .....	\$50,497.80

**Variances:**

**GL 60340 Taxes Federal**

Variance for the month:.....\$10,305.29  
Variance for the year:.....\$17,771.93

**GL 61240 Landscape Additions**

Variance for the month:.....-\$2,212.29  
Variance for the year:.....\$641.33

**Investments:** None mentioned.

**Expense Reduction:** The Board agreed to discontinue graffiti inspections with MG Maintenance.

**CORRESPONDENCE**

Reviewed as submitted. No action was necessary.

**NEXT MEETING(s)**

**Executive Meeting:** Tuesday, November 15, 2022, 5:45 p.m.

**Board Meeting:** Tuesday, November 15, 2022, 6:00 p.m.

**Annual Meeting:** Tuesday, December 13, 2022, 6:00 p.m.

**ADJOURNMENT**

The Board Meeting adjourned at 7:33 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

  
Secretary \_\_\_\_\_ Date 11/15/22  
**Sundance Homeowners Association**

As Submitted  As Amended

**END OF FILE**