

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

October 21, 2025

**CALL TO ORDER**

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on October 21, 2025, 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**

Chris Aafedt, President; Jane Arellano, Vice President; Pi Hui (Jerry) Liang, Secretary; Peggy Paddock, Treasurer; Trudy Shiroma, Member at Large.

**BOARD MEMBERS ABSENT – None.**

**MANAGEMENT**

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

**HOMEOWNERS FORUM**

**16419 Midfield:** Tenant appeared to request a temporary parking permit for his niece until January 2026. The Board advised that tenant needs to register one of his vehicles to his Sundance address to obtain a parking permit to park out of his garage and have his niece park in the garage.

**EXECUTIVE MEETING SUMMARY**

At the Executive Meeting of October 21, 2025, the Board approved minutes, held hearings and reviewed delinquencies.

**APPROVAL OF CONSENT CALENDAR**

The Board unanimously approved the Consent Calendar as follows:

- Approval of the September 24, 2025, Board Meeting Minutes as presented.
- **Liens Approved: Account #25242575353**
- **Foreclosures Approved: None.**

**MANAGEMENT REPORT**

Management included in the Board Meeting packet the Action List of September 24, 2025, and Site Reviews of October 6 and 14, 2025. The Board noted no significant issues.

**Reserve Payments Approved:** None.

## **COMMITTEE REPORTS**

**Architectural:** **16525 Bluegrass** submitted an Architectural Request form for a previously installed concrete driveway apron. No city permit was needed but the city requires the approved Architectural Request form. Management agreed to complete the Board-approved Architectural Request form, send a copy to the Architectural Committee and return signed original to Homeowner for submission to the city.

**Landscape:** Written report reviewed.

**Communications/Website:** Newsletter will be placed on website and emailed to Homeowners.

**Clubhouse:** No issues noted.

## **UNFINISHED BUSINESS**

**Street Project:** Street work is scheduled for November 6-11, 2025. The Board requested Management coordinate notices about the work to be placed on garage doors.

**Rain Gutter/Roof Cleaning:** Pending.

**New Trash Cans:** Distribution in progress. Any inquiries/concerns should be directed to Athens Disposal now.

## **NEW BUSINESS**

**Parking Permit Renewal Notice:** Approved as presented for mailing to all Homeowners.

**Newsletter Update:** Jane Arellano is coordinating the newsletter.

**2025 Audit/Tax Return Preparation:** Peggy Paddock moved to approve an expenditure of **\$1,450** with **Newman CPA** for the 2025 audit and tax return preparation. Trudy Shiroma seconded the motion, which passed unanimously.

**Reserve Study:** Peggy Paddock moved to approve the reserve study as presented. Jane Arellano seconded the motion, which passed unanimously. Management will mail to all Homeowners.

**2026 Budget:** Peggy Paddock moved to approve the 2026 budget as prepared by Management with an 8.6% increase in dues to \$434 per month per Homeowner. Jane Arellano seconded the motion, which passed unanimously.

**Insurance Renewal:** Trudy Shiroma moved to approve expenditures of **\$46,658.75** for earthquake insurance and **\$105,237.19** for the Association's master insurance policy with **LaBarre Oksnee**. Peggy Paddock seconded the motion, which passed unanimously.

**December 2025 Meeting:** The Board agreed to meet on December 16, 2025.

## TREASURER'S REPORT

### September 2025 Financial Report:

<b>Cash Operating</b> .....	\$133,152.28
<b>Cash Reserves</b> .....	\$2,960,524.91
<b>Total Liabilities and Equity</b> .....	\$2,960,524.91
<b>Income</b> .....	\$77,297.45
<b>Expenses</b> .....	\$72,736.41
<b>Excess Revenue over Expenses for September</b> .....	\$4,561.04
<b>Excess Revenue over Expenses YTD</b> .....	(-\$9,396.31)

### Variances:

#### GL 52300 Insurance

Variance for the Month ....(-\$2,112.15)  
Variance for the Year ... (-\$19,009.47)

#### GL 53010 Common Area

Variance for the Month ....\$1,049.33  
Variance for the Year .... (-\$2,483.03)

#### GL 64100 Pool Repairs

Variance for the Month ....\$1,112.08  
Variance for the Year .... \$2,515.72

#### GL 66010 Electrical Repairs

Variance for the Month ....\$868.33  
Variance for the Year .... (-\$1,208.29)

**Funds Transfers:** Jane Arellano moved to approve the following funds transfer. Jerry Liang seconded the motion, which passed unanimously.

- Transfer \$200,000 from the Alliance Association Bank reserve account to the Raymond James reserve account and invest the amount in laddered Treasury Bills at the best rate in the Raymond James reserve account.

## CORRESPONDENCE

Reviewed as submitted. No action was necessary.

## NEXT MEETING(s)

**Executive Meeting:** Tuesday, November 18, 2025, 5:45 p.m.

**Board Meeting:** Tuesday, November 18, 2025, after Executive Meeting.

**ADJOURNMENT** – The Board Meeting adjourned at 7:30 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

  
Secretary  
Sundance Homeowners Association

12/16/2025  
Date

As Submitted  As Amended

**END OF FILE**