

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

November 13, 2023

**CALL TO ORDER**

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on November 13, 2023, 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**

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

**BOARD MEMBERS ABSENT**

Michelle Sangalang, Member at Large.

**MANAGEMENT**

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

**HOMEOWNERS FORUM** – None.

**EXECUTIVE MEETING SUMMARY**

At the Executive Meeting of November 13, 2023, the Board approved minutes and reviewed delinquencies.

**APPROVAL OF CONSENT CALENDAR**

The Board unanimously approved the Consent Calendar as follows:

- Approval of the October 17, 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 October 17, 2023, and Site Review of November 9, 2023. The Board noted no significant issues.

**Reserve Payments Approved: \$4,480 to Landis Williams Construction; \$1,978 to Marca Construction; \$9,949 to 74 Degrees.**

## COMMITTEE REPORTS

**Architectural:** Dorothy Gutierrez moved to approve the *"Solar Panels on Patio Cover Specification"* as presented with the removal of "these panels must be installed under a city building permit" (as a permit is not necessary). Chris Aafedt seconded the motion, which passed unanimously.

Homeowner at **12443 Fallcreek** has submitted two Architectural Requests: one for construction of a patio cover and one for approval to install solar panels on the patio cover. Dorothy Gutierrez moved to approve both requests per approved specifications. Chris Aafedt seconded the motion, which passed unanimously.

**Landscape:** Written report reviewed.

**Communications/Website:** Dorothy Gutierrez agreed to compile a list of updates for the website.

**Clubhouse:** HVAC replacement complete.

## UNFINISHED BUSINESS

**12500 Fallcreek Parking Issue:** The Board reviewed correspondence from Management to Homeowner and tenant requesting dates and times for a garage inspection. No response from either was received, therefore the Board requested Management write to Homeowner and tenant stating the safelisting of tenant's vehicle will expire December 1, 2023.

**Building Painting Project:** Additional color palettes pending.

## NEW BUSINESS

**Tree Removals/Trimming:** Jane Arellano moved to approve an expenditure of **\$15,960** with **Andre Landscape** for removal of seven trees and trimming of one tree per proposal #668479. Dorothy Gutierrez seconded the motion, which passed unanimously.

**Roof/Rain Gutter Cleaning and Roof Maintenance Proposal:** Chris Aafedt moved to approve the following expenditures with **Lang Roofing**. Dorothy Gutierrez seconded the motion, which passed unanimously.

- **\$15,343** for roof/rain gutter cleaning;
- **\$14,633** for comprehensive shake roof maintenance;
- **\$15.98 – 27.65 per shake**, as needed for repairs.

**Irrigation Repairs:** Jane Arellano moved to approve an expenditure of **\$1,405** with **Andre Landscape** for irrigation repairs per quote #13183. Chris Aafedt seconded the motion, which passed unanimously.

**Insurance Claim:** Management noted an insurance claim was opened with the Association's master insurance by **16506 Littleriver** for a suspected slab leak.

## NEW BUSINESS (Cont.)

**Appointment of Inspector of Election:** Dorothy Gutierrez moved to appoint Homeowner Pi Hui Liang as an Inspector of Election for the Annual Meeting. Chris Aafedt seconded the motion, which passed unanimously.

## TREASURER'S REPORT

### September 2023 Financial Report:

Cash Operating .....	\$246,746.64
Cash Reserves .....	\$2,513,550.28
Total Liabilities and Equity.....	\$2,767,385.72
Income .....	\$95,943.69
Expenses .....	\$91,784.75
Excess Revenue over Expenses for September .....	\$4,158.94
Excess Revenue over Expenses YTD .....	(-\$16,942.82)

### Variances:

#### GL 61340 Pest Control

Variance for the month:.....-\$1,184.67

Variance for the year:.....-\$1,933.70

**Investments:** None.

## CORRESPONDENCE

Reviewed as submitted. No action was necessary.

## NEXT MEETING(s)

**No Meetings:** December 2023


**Annual Meeting:** Tuesday, January 16, 2024, 5:45 p.m.

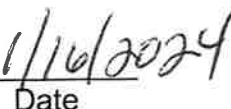
## ADJOURNMENT

The Board Meeting adjourned at 7:21 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

  
Dorothy Gutierrez, Secretary

  
Date

Sundance Homeowners Association

As Submitted ☒ As Amended ☐

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