

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

November 19, 2024

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on November 19, 2024, 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

Chris Aafedt, President; Peggy Paddock, Vice President/Treasurer; Jane Arellano, Secretary; Trudy Shiroma, Member at Large.

BOARD MEMBERS ABSENT

Michelle Sangalang, Member at Large.

MANAGEMENT

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

HOMEOWNERS FORUM

12458 Fallcreek: Homeowner expressed concern about being fined for displaying the American flag over his garage door. The Board replied American flags may be displayed by a Homeowner's front door area but not above the garage; the buildings that contain garages are common area. Homeowner asked if his fine could be waived. The Board agreed to consider Homeowner's request.

16400 Greenlake: Homeowner noted tree in front of unit drops copious amounts of leaves and wondered if the tree could be removed. The Board replied that the city won't approve removal unless it can be proved the tree is sick, dying, dead, etc. Homeowner also submitted an Architectural Request form for window replacements.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of November 19, 2024, the Board approved minutes and reviewed delinquencies.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the October 15, 2024, Board Meeting Minutes as corrected. *Corrections: NEW BUSINESS, 2025 Budget should read "The Board reviewed a draft budget for 2025 prepared by Management and made several revisions. Trudy Shiroma moved to approve the budget as revised with an increase in dues to \$400 per month per unit, and Jane Arellano Michelle Sangalang seconded the motion, which passed unanimously. An increase to the earthquake insurance deductible to 30% was unanimously approved."*
TREASURER'S REPORT, Funds Transfers, first sentence should read "Michelle Sangalang moved to approve the following funds transfers. Trudy Shiroma Jane Arellano seconded the motion, which passed unanimously."
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of October 15, 2024, and Site Review of November 13, 2024. The Board noted no significant issues.

Reserve Payments Approved: \$98,775.94 to 1st Street Painting; \$3,490 to Landis Williams; \$5,310 to Straight Line Construction; \$2,436.50 to Pool Perfections.

COMMITTEE REPORTS

- **Architectural:** No issues noted.
- **Landscape:** Written report reviewed.
- **Communications/Website:** No issues noted.
- **Clubhouse:** No issues noted.

UNFINISHED BUSINESS

Painting Project: In progress. Wood repairs are ongoing.

Roof/Rain Gutter Cleaning: Delayed until January 2025.

Insurance Claim: A check for \$5,228 to the Association is pending related to the Shadydale Lane wall accident.

Inspectors of Election: The Board unanimously appointed the following Homeowners to act as Inspectors of Election for the January 21, 2025, Annual Meeting: Mark Gross, Dorothy Gutierrez and Masaru Yasuda.

NEW BUSINESS

Street Repairs: Peggy Paddock moved to approve an expenditure of **\$5,800** with **LaBelle Marvin** for street repair consulting services. Jane Arellano seconded the motion, which passed unanimously.

Pest Treatment: Peggy Paddock moved to approve an expenditure of **\$1,188** with **RPW Services** for pest abatement on 27 Eucalyptus trees. Jane Arellano seconded the motion, which passed unanimously.

TREASURER’S REPORT

October 2024 Financial Report:

Cash Operating	\$194,023.33
Cash Reserves	\$2,602,994.09
Total Liabilities and Equity.....	\$2,833,16.09
Income	\$112,079.09
Expenses	\$111,464.41
Excess Revenue over Expenses for October	\$614.68
Excess Revenue over Expenses YTD	(-\$75,788.15)

Variances:

GL 61240 Landscape Additions

Variance for the Month	(-\$3,733.33)
Variance for the Year	\$1,106.70

GL 61320 Irrigation

Variance for the Month	(-\$1,518.11)
Variance for the Year	(-\$1,785.64)

Funds Transfers: Peggy Paddock moved to approve the following funds transfers. Trudy Shiroma seconded the motion, which passed unanimously.

- Transfer \$200,000 from the Raymond James reserve money market account to the AAB reserve checking account.
- Invest \$105,000 in a CD in the Raymond James reserve account when it matures December 27, 2024, in a Treasury Bill in the Raymond James reserve account in a laddered position.
- Invest \$121,000 in a CD in the Raymond James reserve account when it matures December 5, 2024, in a Treasury Bill in the Raymond James reserve account in a laddered position.
- Invest \$121,000 in a CD in the Raymond James reserve account when it matures December 6, 2024, in a Treasury Bill in the Raymond James reserve account in a laddered position.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

No December 2024 Meetings

Annual Meeting: Tuesday, January 21, 2025.

Executive Meeting: Tuesday, January 21, 2025, 5:45 p.m.

Board Meeting: Tuesday, January 21, 2025, 6:00 p.m.

ADJOURNMENT

The Board Meeting adjourned at 7:21 p.m. to convene the Executive Meeting.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

Jane & Arllano 01/21/2025

Secretary

Date

Sundance Homeowners Association

As Submitted As Amended

END OF FILE