

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

January 21, 2025

**CALL TO ORDER**

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on January 21, 2025, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:09 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**

**12511 Pinegrove:** Homeowner noted drainage issues at the home's front and rear doors. Management to have the areas assessed.

**16403 Millstream:** Homeowner noted roofers damaged the tile roof over her garage. Management will have roofers assess. Homeowner also noted the wood trim around the storage closet door was not painted during the painting project. Management will have painters assess.

**EXECUTIVE MEETING SUMMARY**

At the Executive Meeting of January 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 November 19, 2024, Board Meeting Minutes as presented.
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

## MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of November 19, 2024, and Site Review of January 14, 2025. The Board noted no significant issues.

**Reserve Payments Approved:** \$102,219.24 to 1<sup>st</sup> Street Painting; \$1,110 to Landis Williams; \$3,502 to Straight Line Construction; \$1,200.12 to Andre Landscape; \$6,468 to Marca Construction.

## COMMITTEE REPORTS

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

## UNFINISHED BUSINESS

**Painting Project:** Complete.

**Roof/Rain Gutter Cleaning:** Scheduled for the week of February 3, 2025.

**Insurance Claim:** A check for \$5,228 to the Association was received related to the Shadydale Lane wall accident. The wall has been repaired.

**Street Project Engineering Plan:** Pending.

**Insurance Claim Settled:** Farmers Insurance settled a claim on behalf of the Association brought by 16503 Littleriver.

**Inspectors of Election:** The Board unanimously appointed **Kelly Calderon** to act as an additional **Inspector of Election** for the February 18, 2025, Reconvened Annual Meeting.

## NEW BUSINESS

**Tree Removals:** Peggy Paddock moved to approve an expenditure of **\$3,095** with **Andre Landscape** for removal of four Ficus trees. Trudy Shiroma seconded the motion, which passed unanimously.

**Legal Services Agreement:** Peggy Paddock moved to approve an annual consultation retainer agreement with **Iger Wankel Bonkowski** at a cost of \$700 plus a reduced hourly rate of \$325 effective April 1, 2025. Trudy Shiroma seconded the motion, which passed unanimously.

**Flat Roof Maintenance Proposal:** Peggy Paddock moved to approve an expenditure of **\$11,200** with **Roofing Standards** for flat roof maintenance. Jane Arellano seconded the motion, which passed unanimously.

## NEW BUSINESS (Cont.)

**Reimbursement Request:** Trudy Shiroma moved to approve reimbursement of \$155.88 to Raul Reyes for one-year renewal of the sundancehomeowners.com website hosting. Jane Arellano seconded the motion, which passed unanimously.

**Board Orientation:** Trudy Shiroma moved to direct Management to schedule a board orientation with attorney Denise Iger, tentatively in March 2025. Jane Arellano seconded the motion, which passed unanimously.

## TREASURER'S REPORT

### November 2024 Financial Report:

Cash Operating .....	\$225,007.25
Cash Reserves .....	\$2,539,012.58
Total Liabilities and Equity.....	\$2,876,647.92
Income .....	\$85,771.56
Expenses .....	\$96,407.75
Excess Revenue Over Expenses for November .....	(-\$10,636.19)
Excess Revenue Over Expenses YTD.....	(-\$86,424.34)

### Variances:

#### GL 60080 Insurance

Variance for the Month .....	(-\$3,732.15)
Variance for the Year .....	(-\$7,793.94)

#### GL 60340 Taxes Federal

Variance for the Month .....	(-\$5,150.00)
Variance for the Year .....	(-\$31,728.00)

#### GL 60350 Taxes State

Variance for the Month .....	(-\$3,000.00)
Variance for the Year .....	(-\$16,513.00)

#### GL 61240 Landscape Additions

Variance for the Month .....	(-\$1,953.33)
Variance for the Year .....	(-\$846.63)

#### GL 61320 Irrigation Repairs

Variance for the Month .....	(-\$4,910.25)
Variance for the Year .....	(-\$6,695.89)

### December 2024 Financial Report:

Cash Operating .....	\$181,087.26
Cash Reserves .....	\$2,485,145.42
Total Liabilities and Equity.....	\$2,830,382.64
Income .....	\$86,428.56
Expenses .....	\$85,658.85
Excess Revenue over Expenses for December .....	\$769.71
Excess Revenue over Expenses YTD .....	(-\$85,654.63)

## TREASURER'S REPORT (Cont.)

### Variances:

#### GL 60100 Office & Postage

Variance for the Month .....(-\$1,087.68)

Variance for the Year .....(-\$6,946.13)

#### GL 61320 Irrigation Repairs

Variance for the Month .....(-\$5,037.09)

Variance for the Year .....(-\$11,732.98)

**Funds Transfers:** Peggy Paddock moved to approve the following funds transfers. Jane Arellano seconded the motion, which passed unanimously.

- Liquidate a \$52,000 CD maturing February 28, 2025, and a \$59,000 Treasury Bill maturing April 24, 2025, in the Raymond James operating account immediately and transfer proceeds to the Alliance Association Bank operating account for the purpose of funding reserves per the 2024 budget.

### CORRESPONDENCE

Reviewed as submitted. No action was necessary.

### NEXT MEETING(s)

**Reconvened Annual Meeting:** Tuesday, February 18, 2025.

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

**Board Meeting:** Tuesday, February 18, 2025, 6:00 p.m.

### ADJOURNMENT

The Board Meeting adjourned at 7:28 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

 02/18/25

Jane Arellano, Secretary

Date

**Sundance Homeowners Association**

As Submitted ☒ As Amended ☐

End of File.