

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

March 18, 2025

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on March 18, 2025, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:11 p.m.

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Peggy Paddock, Treasurer.

MANAGEMENT

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

HOMEOWNERS FORUM

16416 Greenlake: Homeowner noted her downspouts need to be cleaned out. Management agreed to follow up with Gale Force.

ANNUAL MEETING SUMMARY

Election Results: The election results of the February 18 2025, Reconvened Annual Meeting were as follows: **Chris Aafedt** (50 votes), **Peggy Paddock** (43 votes) and **Pi Hui (Jerry) Liang** (40 votes). Suzanne Neal received 32 votes. IRS Resolution 70-604 passed with 45 in favor; four opposed.

Officers: The Board members present unanimously agreed to appoint the officers as follows:

- **Chris Aafedt – President**
- **Jane Arellano – Vice President**
- **Peggy Paddock – Treasurer**
- **Pi Hui (Jerry) Liang – Secretary**
- **Trudy Shiroma – Member at Large**

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of March 18, 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 February 18, 2025, Board Meeting Minutes as presented.
- Review of the February 18, 2025, Reconvened Annual Meeting Minutes as presented.
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of February 18, 2025, and Site Review of March 10, 2025. The Board noted no significant issues.

Reserve Payments Approved: \$895 to Gale Force Maintenance.

COMMITTEE REPORTS

Architectural: No issues noted.

Landscape: Written report reviewed. The Board requested Management invite an Andre Landscape representative to the next meeting. The Board authorized Andre Landscape to prepare a master tree plan.

Communications/Website: No issues noted.

Clubhouse: No issues noted.

UNFINISHED BUSINESS

- **Painting Project:** Complete. Wood repairs are in progress.
- **Eucalyptus Trees Treatment:** Complete.
- **Board Orientation:** An in-person Board orientation meeting with Denise Iger (if available) is pending.

NEW BUSINESS

2024 Audit: The Board reviewed the 2024 audit prepared by Newman CPA and unanimously approved it for mailing to all Homeowners.

Street Repairs Project: Trudy Shiroma moved to approve an expenditure of not-to-exceed **\$4,000** with **LaBelle Marvin** for consulting services for community street repairs. Jane Arellano seconded the motion, which passed unanimously.

NEW BUSINESS (Cont.)

The Board also agreed to draft language for a notice to Homeowners about their obligation to make driveway repairs (Homeowner responsibility) in connection with the community street repairs.

TREASURER'S REPORT

February 2025 Financial Report:

Cash Operating	\$157,545.33
Cash Reserves	\$2,547,556.55
Total Liabilities and Equity	\$2,793,974.59
Income	\$83,363.41
Expenses	\$85,470.41
Excess Revenue over Expenses for February	(-\$2,107.00)
Excess Revenue over Expenses YTD	\$5,396.21

Variances:

GL 60080 Insurance

Variance for the Month	(-\$2,112.30)
Variance for the Year	(-\$4,224.44)

GL 61020 R&M Common Area

Variance for the Month	(-\$8,786.67)
Variance for the Year	(-\$7,998.34)

GL 61260 Tree Trimming/Removals

Variance for the Month	(-\$1,183.33)
Variance for the Year	(-\$1,733.34)

Funds Transfers:

- Chris Aafedt moved to transfer \$100,000 from the Alliance Association Bank reserve checking account to the Raymond James reserve account and invest the amount in a laddered Treasury Bill in the Raymond James reserve account. Trudy Shiroma seconded the motion, which passed unanimously.
- Chris Aafedt moved to invest \$115,000 in the Raymond James reserve account in a laddered Treasury Bill in the Raymond James reserve account. Jane Arellano seconded the motion, which passed unanimously.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Tuesday, April 15, 2025, 5:45 p.m.

Board Meeting: Tuesday, April 15, 2025, 6:00 p.m.

ADJOURNMENT

The Board Meeting adjourned at 7:52 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

P.H. Rosing 4/15/2025
Secretary Date
Sundance Homeowners Association

As Submitted ☒ As Amended ☐

END OF FILE