

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

May 19, 2026

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on May 19, 2026, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:00 p.m.

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT – None.

MANAGEMENT

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

HOMEOWNERS FORUM

12507 Fallcreek: Homeowner noted a neighboring garage door at 12533 Pinegrove is gray in color and should be white and worries that it will detract from his property value. Management agreed to research the date of installation of the garage door and whether or not it was approved.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of May 19, 2026, 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 April 21, 2026, Board Meeting Minutes as presented.
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of April 21, 2026, and Site Review. The Board noted no significant issues.

- **Reserve Payments Approved:** \$4,478 to Marca Construction; \$1,716.66 to Eichert Electric; \$5,915 to LaBelle Marvin; \$3,147 to Andre Landscape.

COMMITTEE REPORTS

- **Architectural:** The updated window replacement and sliding glass door specifications changing “vinyl/fiberglass” to “vinyl or fiberglass” as revised at the last meeting was unanimously approved.
- **Landscape:** Written report reviewed.
- **Communications/Website:** No significant issues noted.
- **Clubhouse:** No significant issues noted.

UNFINISHED BUSINESS

- **Street Project:** The Board reviewed a post-project report from LaBelle Marvin. No action was taken.
- **Pools/Spa Leak Testing:** Trudy Shiroma moved to approve a total expenditure of **\$2,000** with **SDS Pool Service** to test the two pools, one wading pool and one spa for leaks. Jerry Liang seconded the motion, which passed unanimously.
- **Mailboxes:** No update.
- **Telecommunications Renewal Proposal:** Suzanne Neal moved to approve renewal of a telecommunications agreement with Spectrum. Jane Arellano seconded the motion, which passed unanimously.

NEW BUSINESS

Reimbursement Request: Jerry Liang moved to reimburse Glenn Shiroma \$250 for materials purchased in the development of a mailbox hasp lock prototype. Suzanne Neal seconded the motion, which passed with Trudy Shiroma abstaining.

Reimbursement Request: Jane Arellano moved to reimburse Suzanne Neal \$69.90 for the purchase of Adobe PDF software for Association projects. Trudy Shiroma seconded the motion, which passed with Suzanne Neal abstaining.

Pool Furniture Refurbishment Proposal: Trudy Shiroma moved to approve an expenditure of **\$4,170** with **Seabreeze Patio Furniture** to re-strap 27 pool loungers at both pools in Royal Blue per proposal #2802. Jane Arellano seconded the motion, which passed unanimously.

Fence Repair Proposals: Trudy Shiroma moved to approve an expenditure of **\$5,476** with **Marca Construction** to repair a woodcrete fence at **12543 Fallcreek** per proposal #20260505A. Suzanne Neal seconded the motion, which passed unanimously.

Clubhouse Entry Beam Repair Proposals: Suzanne Neal moved to approve an expenditure of **\$2,879** with **Straight Line Construction** to repair the beam over the clubhouse entrance per proposal #26676. Trudy Shiroma seconded the motion, which passed unanimously.

NEW BUSINESS (Cont.)

Mosquito Control Proposal: The Board reviewed a mosquito control proposal from Dewey Pest Control. Tabled for more research.

Landscape Proposal: Trudy Shiroma moved to approve an expenditure of **\$330** with **Andre Landscape** for planting of Carissa ground cover per proposal #37660. Jane Arellano seconded the motion, which passed unanimously.

Annual Meeting: Scheduled for December 15, 2026. Management will send out the call for candidates in August 2026.

TREASURER'S REPORT

April 2026 Financial Report:

Cash Operating	\$104,955.86
Cash Reserves	\$2,801,523.28
Total Liabilities and Equity.....	\$2,950,073.50
Income	\$83,428.31
Expenses	\$79,534.58
Excess Revenue Over Expenses for April	\$3,893.73
Excess Revenue Over Expenses YTD.....	\$3,691.78

Variances:

GL 59030 Irrigation Maintenance

Variance for the Month ..(-\$1,984.75)
Variance for the Year ... (-\$3,955.19)

GL 70670 Utilities Water

Variance for the Month ..(-\$1,094.77)
Variance for the Year \$2,062.70

GL 64100 Pool/Spa Maintenance

Variance for the Month ...-\$1,066.67)
Variance for the Year ... (-\$2,621.68)

Investments: Jane Arellano moved to invest \$235,000 in the Raymond James reserve account in a Treasury Bill at the best rate and term in the Raymond James reserve account per Karen Lucian's suggestions. Trudy Shiroma seconded the motion, which passed unanimously.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Tuesday, June 23, 2026, 5:45 p.m. *schedule variance*

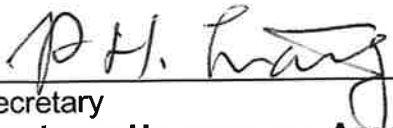
Board Meeting: Tuesday, June 23, 2026, after Executive Meeting. *schedule variance*

ADJOURNMENT

The Board Meeting adjourned at 7:30 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:


Secretary Date 6/23/2026
Sundance Homeowners Association

As Submitted ☒ As Amended ☐

END OF FILE