

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

July 21, 2026

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on July 21, 2026, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 5:57 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

Trudy Shiroma: Mrs. Shiroma recommended removing M3 Plumbing from the Association website as a preferred vendor.

16403 Millstream: Homeowner inquired about her previous request for assistance in addressing pooling water near her front door when it rains. Jane Arellano reported a landscaper will assess the area for possible installation of a landscape drain. Homeowner also noted a hole forming under lifted/cracked concrete on the side of the home. Homeowner sent Management a picture of the issue.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of July 21, 2026, the Board approved minutes, held hearings, reviewed delinquencies and discussed legal matters.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the June 23, 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 June 23, 2026, and Site Review of July 2, 2026. The Board noted no significant issues.

Reserve Payments Approved: None.

COMMITTEE REPORTS

- **Architectural:** No significant issues noted.
- **Landscape:** Written report reviewed.
- **Communications/Website:** No significant issues noted.
- **Clubhouse:** Several ceiling light bulbs need to be replaced. Management to coordinate replacement.

UNFINISHED BUSINESS

Telecommunications Renewal Proposal: Jane Arellano moved to sign the Frontier telecommunications renewal agreement as presented. Jerry Liang seconded the motion, which passed unanimously.

Mosquito Abatement Proposals: Tabled for further research.

NEW BUSINESS

Concrete Repair Proposal: Jane Arellano moved to approve an expenditure of **\$2,600** with **Saber** for concrete repairs at **12449 Fallcreek** and **16423 Millstream**. Jerry Liang seconded the motion, which passed unanimously.

Andre Landscape Proposals:

- **#40177** - \$3,528 for landscape drain cleaning. Tabled.
- **#40314** – Jane Arellano moved to approve an expenditure of **\$11,500** for lawn scalping/overseeding throughout, work to commence in October 2026. Jerry Liang seconded the motion, which passed unanimously.
- **#40919** – Jane Arellano moved to approve an expenditure of **\$4,097** for installation of ground cover in nine areas where trees were removed. Trudy Shiroma seconded the motion, which passed unanimously.
- **#38622** – Jane Arellano moved to approve an expenditure of **\$4,814** for installation of nine replacement trees, species to be determined. Trudy Shiroma seconded the motion, which passed unanimously.

Next Meeting: Rescheduled for August 25, 2026 (schedule variance).

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

TREASURER'S REPORT

June 2026 Financial Report:

Cash Operating	\$102,472.36
Cash Reserves	\$2,828,626.88
Total Liabilities and Equity	\$2,969,383.15
Income	\$83,122.35
Expenses	\$87,399.71
Excess Revenue over Expenses for June	(-\$4,277.36)
Excess Revenue over Expenses YTD	\$6,559.42

Variances:

GL 59200 Trees

Variance for the Month ..(-\$5,195.00)

Variance for the Year .. (-\$20,141.00)

GL 64100 Pool Repairs

Variance for the Month ..(-\$3,155.16)

Variance for the Year ... (-\$6,062.51)

GL 64010 Pool Contract

Variance for the Month ...(-\$2,271.25)

Variance for the Year \$832.50

Investments: Jane Arellano moved to approve the following funds transfers. Trudy Shiroma seconded the motion, which passed unanimously.

- Invest approximately \$227,000 in the Raymond James reserve account in a one-year Treasury Bill at the best rate in the Raymond James reserve account.
- Transfer \$75,000 in the Alliance Association Bank reserve account to the Raymond James reserve account.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Tuesday, August 25, 2026, 5:45 p.m. (*schedule variance*)

Board Meeting: Tuesday, August 25, 2026, after Executive Meeting. (*schedule variance*)

ADJOURNMENT

The Board Meeting adjourned at 7:45 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

 

Secretary

Date

Sundance Homeowners Association

As Submitted ☒ As Amended ☐

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