

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

September 17, 2024

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on September 17, 2024, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:04 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

16525 Poppyglen: Homeowner inquired about the status of the common area landscaping along 166th St. now that the city has completed street repairs. Jane Arellano noted that the city completed some landscape repairs, but Andre Landscape is going to propose improvements. Management suggested contacting the City of Cerritos Public Works with a list of issues. Jane to compile the list and provide to Mgt. Homeowner also noted bags of trash outside of a unit. Management reported the Homeowner has received a letter to remove the trash.

GUEST SPEAKER

Chris DiNino of DiNino Insurance noted the Association's master insurance policy, as well as earthquake insurance policy, are due for renewal in November. He discussed different deductible options and should have renewal proposals based on alternate deductible scenarios to the Board by the end of September.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of September 17, 2024, the Board approved minutes and reviewed delinquencies.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the August 20, 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 August 20, 2024, and Site Review of September 9, 2024. The Board noted no significant issues.

Reserve Payments Approved: \$26,931.16 to 1st Street Painting; \$1,557.81 to Eichert Electric.

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; Management obtaining wood repair proposals. Peggy Paddock moved to authorize Chris Aafedt to approve the lowest bid obtained for each repair. Trudy Shiroma seconded the motion, which passed unanimously.

Landscape Proposal: Peggy Paddock moved to approve an expenditure of **\$4,400** with **Andre Landscape** for winter rye overseeding along 166th St. and Bloomfield per proposal #11110. Trudy Shiroma seconded the motion, which passed unanimously.

Insurance Deductible Increase: Tabled.

NEW BUSINESS

Pool Deck Maintenance: The Board reviewed a proposal from Pacific Concrete Coatings for on-going pool deck maintenance. The proposal was tabled for clarification.

Woodcrete Fence Repair Proposals: The Board reviewed two proposals for woodcrete fence repairs. Peggy Paddock moved to approve an expenditure of **\$5,310** with **Straight Line Construction** to make the repairs at **16425 Midfield** per estimate #25802. Trudy Shiroma seconded the motion, which passed unanimously.

2024 Audit/Tax Return Preparation: Jane Arellano moved to approve an expenditure of **\$1,400** with **Newman CPA** for preparation of the 2024 audit and tax returns. Peggy Paddock seconded the motion, which passed unanimously.

Reserve Study: The Board reviewed the revised reserve study. Peggy Paddock moved to approve the reserve study as revised. Jane Arellano seconded the motion, which passed unanimously.

2025 Budget: Under review.

TREASURER'S REPORT

The August 2024 Financial Report was reviewed as follows:

August 2024 Financial Report:

Cash Operating	\$191,685.56
Cash Reserves	\$2,669,258.45
Total Liabilities and Equity	\$2,904,748.94
Income	\$78,453.90
Expenses	\$80,117.82
Excess Revenue over Expenses for August	(-\$1,663.92)
Excess Revenue over Expenses YTD	(-\$74,271.88)

Variances:

GL 60340 Federal Taxes

Variance for the Month

Variance for the Year

GL 61340 Pest Control

Variance for the Month

Variance for the Year

GL 61520 Electrical Maintenance

Variance for the Month

Variance for the Year

Funds Transfer: None.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Tuesday, October 15, 2024, 5:45 p.m.

Board Meeting: Tuesday, October 15, 2024, 6:00 p.m.

ADJOURNMENT

The Board Meeting adjourned at 7:38 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:



Secretary

Sundance Homeowners Association

10/15/24
Date

As Submitted As Amended

END OF FILE