

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

April 16, 2024

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on April 16, 2024, 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; Jane Arellano, Secretary.

BOARD MEMBERS ABSENT

Trudy Shiroma, Treasurer; Michelle Sangalang, Member at Large.

MANAGEMENT

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

HOMEOWNERS FORUM – None.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of April 16, 2024, 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 March 19, 2024, Board Meeting Minutes as corrected. *Correction: NEW BUSINESS, Wood Repairs should read “Trudy Shiroma moved to approve an expenditure of \$1,190 with Landis Williams for wood siding repairs at 16519 Bluegrass per estimate #30139. Peggy Arellano Paddock seconded the motion, which passed unanimously.”*
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of March 19, 2024, and Site Review of April 8, 2024. The Board noted no significant issues.

Reserve Payments Approved: \$1,773.47 to Sal’s Plumbing.

COMMITTEE REPORTS

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

Clubhouse: Management agreed to coordinate service/maintenance for the clubhouse fire extinguisher.

UNFINISHED BUSINESS

Painting Project Proposals: Interviews with Pilot Painting and First Street Painting to be rescheduled.

Tree Trimming/Removals: Tree removals complete. Tree trimming pending inspection for occupied bird nests.

Flat Roof Cleaning: Complete.

NEW BUSINESS

Clubhouse Rentals: Peggy Paddock moved to amend the Rules and Regulations to increase the clubhouse rental fee to \$75 and include a charge of \$150 for a lost clubhouse key. Jane Arellano seconded the motion, which passed unanimously. Management will send the proposed changes to all Homeowners for 28-day review before adoption.

Pool Deck Resurfacing: Peggy Paddock moved to approve the following expenditures with **Sundek/Pacific Concrete Coatings Inc.** to resurface both pool decks, pending legal approval. Jane Arellano seconded the motion, which passed unanimously.

- **\$25,606** to resurface the large pool deck per job #P240320-199010;
- **\$13,185.50** to resurface the small pool deck per job #P240320-199011.

Woodcrete Fence Repairs:

- Peggy Paddock moved to approve an expenditure of **\$2,980** with **Landis Williams** for woodcrete fence repairs at **16416 Greenlake** per estimate #30222. Jane Arellano seconded the motion, which passed unanimously.
- Jane Arellano moved to approve an expenditure of **\$3,995** with **Straight Line Construction** for woodcrete fence repairs at **12507 Pinegrove** per estimate #25602. Peggy Paddock seconded the motion, which passed unanimously.

General Repairs: Peggy Paddock moved to approve an expenditure of **\$7,044** with **Straight Line Construction** for woodcrete fence repairs, stucco repairs and concrete grinding at various addresses/locations per estimate #25552. Jane Arellano seconded the motion, which passed unanimously.

Water Intrusion Repairs: Peggy Paddock moved to approve an expenditure of **\$4,280** with **Landis Williams** for water intrusion repairs at **16503 Littleriver** per estimate #30221. Jane Arellano seconded the motion, which passed unanimously.

TREASURER’S REPORT

March 2024 Financial Report:

Cash Operating	\$182,468.63
Cash Reserves	\$2,600,614.38
Total Liabilities and Equity	\$2,818,213.47
Income	\$77,168.88
Expenses	\$141,621.23
Excess Revenue over Expenses for March	(-\$64,452.35)
Excess Revenue over Expenses YTD	(-\$43,340.92)

VariANCES:

GL 60340 Federal Taxes

Variance for the month:.....-\$20,478.00

Variance for the year:.....-\$19,278.00

GL 60350 State Taxes

Variance for the month:.....-\$10,893.00

Variance for the year:.....-\$10,533.00

GL 60570 Legal/Collections

Variance for the month:.....-\$2,493.50

Variance for the year:.....-\$1,993.50

GL 60260 Trees

Variance for the month: -\$22,330.67

Variance for the year:..... -\$13,026.01

GL 62100 Roof Maintenance

Variance for the month: -\$11,004.08

Variance for the year:..... -\$11,591.54

Funds Transfer: Peggy Paddock moved to transfer \$100,000 from the Alliance Association Bank reserve account to the Raymond James reserve money market account. Jane Arellano seconded the motion, which passed unanimously.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(S)

Executive Meeting: Tuesday, May 21, 2024, 5:45 p.m.

Board Meeting: Tuesday, May 21, 2024, 6:00 p.m.

ADJOURNMENT

The Board Meeting adjourned at 7:06 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

Jane Arellano 05/21/24

 Secretary Date

Sundance Homeowners Association

As Submitted As Amended

END OF FILE