

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

May 20, 2025

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on May 20, 2025, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:26 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 – None.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of May 20, 2025, the Board approved minutes, held hearings and reviewed delinquencies and a legal matter.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the April 15, 2025, 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 15, 2025, and Site Review of May 14, 2025. The Board noted no significant issues.

Reserve Payments Approved: \$780 to Andre Landscape; \$11,200 to Roofing Standards.

COMMITTEE REPORTS

Architectural: No issues noted.

Landscape: Written report reviewed.

Communications/Website: No issues noted.

Clubhouse: No issues noted.

UNFINISHED BUSINESS

Painting Project: Complete. Community wood repairs also complete. 1st Street Painting is scheduled to paint the repaired wood. Individual Homeowner wood repairs pending.

Rain Gutter Cleaning: The Board reviewed again Gale Force's explanation for not cleaning downspouts coming from flat roofs.

Mailbox Lighting: Management noted MG Maintenance has installed a clear globe light near the Midfield mailboxes. The Board agreed to inspect the light and also consider obtaining a motion-sensing solar powered light fixture to evaluate at a mailbox site.

NEW BUSINESS

Repair Proposals:

- **Weep Screed Repair:** Trudy Shiroma moved to approve an expenditure of **\$890** with **Landis Williams** for a weep screed repair at **16513 Littleriver** per estimate #31339. Jane Arellano seconded the motion, which passed unanimously.
- **Woodcrete Fence Repair:** Jane Arellano moved to approve an expenditure of **\$2,980** with **Landis Williams** for a woodcrete fence repair at **16525 Poppyglen** per estimate #31344. Trudy Shiroma seconded the motion, which passed unanimously.

Tree Replacements: The Board reviewed a proposal of \$3,090 from Andre Landscape to plant five replacement trees. Jane Arellano agreed to call the City of Cerritos to make sure the five trees are an absolute necessity. No further action was taken at this time.

TREASURER'S REPORT

April 2025 Financial Report:

Cash Operating	\$136,657.57
Cash Reserves	\$2,598,238.40
Total Liabilities and Equity.....	\$2,813,370.06
Income	\$93,456.58
Expenses	\$122,996.30
Excess Revenue Over Expenses for April	(-\$29,539.72)
Excess Revenue Over Expenses YTD.....	(-\$19,411.40)

TREASURER'S REPORT (Cont.)

Variances:

GL 60080 Insurance

Variance for the Month(-\$2,112.14)

Variance for the Year(-\$8,448.72)

GL 61260 Tree Trimming/Removals

Variance for the Month(-\$28,057.33)

Variance for the Year(-\$26,502.32)

GL 61320 Irrigation

Variance for the Month(-\$1,775.24)

Variance for the Year(-\$1,091.71)

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

- Transfer \$54,743.59 in the Raymond James operating account to the Alliance Association Bank operating account.
- Reinvest all Treasury Bills that mature in May 2025 in the Raymond James reserve account totaling \$600,000 as follows in the Raymond James reserve account: invest \$200,000 in a Treasury Bill maturing May 2026; invest the remaining \$400,000 into eight \$50,000 Treasury Bills with maturity dates of January 2026, February 2026, March 2026, April 2026, June 2026, July 2026, August 2026 and September 2026.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Tuesday, June 17, 2025, 5:45 p.m.

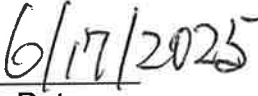
Board Meeting: Tuesday, June 17, 2025, after Executive Meeting.

ADJOURNMENT

The Board Meeting adjourned at 7:26 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

Secretary

Date

Sundance Homeowners Association

As Submitted ☒ As Amended ☐

END OF FILE