

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

June 10, 2024

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on June 10, 2024, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 5:53 p.m.

BOARD MEMBERS PRESENT

Chris Aafedt, President; Peggy Paddock, Vice President/Treasurer; Jane Arellano, Secretary; Michelle Sangalang (via phone) and Trudy Shiroma, Members at Large.

BOARD MEMBERS ABSENT – None.

MANAGEMENT

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

HOMEOWNERS FORUM – None.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of June 10, 2024, the Board approved minutes and reviewed delinquencies.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the May 21, 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 May 21, 2024, and Site Review of June 5, 2024. The Board noted no significant issues.

Reserve Payments Approved: \$4,280 to Landis Williams.

COMMITTEE REPORTS

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

UNFINISHED BUSINESS

Painting Project Colors: A decision on the project color palette is pending a meeting with the paint representative prior to July 1, 2024.

Pool Deck Maintenance: Scheduled to begin June 10, 2024.

Insurance Claim Status: Management provided an update on an insurance claim for 16503 Littleriver.

New Rule Adoption: After 28-day review by Homeowners, Peggy Paddock moved to adopt a new rule increasing the clubhouse rental fee to \$75 and to charge \$150 to clubhouse renters reporting lost clubhouse keys. Michelle Sangalang seconded the motion, which passed unanimously.

NEW BUSINESS

Woodcrete Fence Repair: The Board reviewed a proposal of \$3,565 from Straight Line Construction to make woodcrete fence repairs at 16416 Greenlake. The Board requested Management obtain an additional proposal.

Landscape Proposal: Jane Arellano moved to approve an expenditure of \$1,708 with Andre Landscape to plant three trees per proposal #7165. Trudy Shiroma seconded the motion, which passed unanimously.

Wood Repairs: Proposals for wood repairs at 12534 Pinegrove were tabled for more information.

Concrete Replacement: The Board reviewed three proposals for concrete replacement near 16509 Midfield. The Board decided to have the raised concrete ground down instead of replaced.

TREASURER’S REPORT

The May 2024 Financial Report was reviewed as follows:

May 2024 Financial Report:

Cash Operating	\$173,173.62
Cash Reserves	\$2,659,052.49
Total Liabilities and Equity	\$2,887,921.86
Income	\$96,994.59
Expenses	\$118,647.02
Excess Revenue over Expenses for May	(-\$21,652.43)
Excess Revenue over Expenses YTD	(-\$80,856.26)

Variances: None.

Funds Transfer: Peggy Paddock reported renewing the following CDs:

- \$14,000 for one year at 5.2% in the Raymond James reserve account;
- \$237,000 for one year at 5.2% in the Raymond James reserve account.

