

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

August 19, 2025

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on August 19, 2025, 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

Jane Arellano, Vice President; Pi Hui (Jerry) Liang, Secretary; Peggy Paddock, Treasurer.

BOARD MEMBERS ABSENT

Chris Aafedt, President; Trudy Shiroma, Member at Large.

MANAGEMENT

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

HOMEOWNERS FORUM – None.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of August 19, 2025, 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 July 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 July 15, 2025, and Site Review of August 11, 2025. The Board noted no significant issues.

Reserve Payments Approved: \$6,470 to Landis Williams.

COMMITTEE REPORTS

Architectural: The Board discussed concrete driveway aprons. There are no architectural specifications for such. Specifically, **16525 Bluegrass** replaced a concrete driveway apron in disrepair. The Board requested Management write to Homeowner and request copies of any city permits and contractor's specifications that may have been obtained for the project. Jane Arellano agreed to speak with the City of Cerritos about the issue.

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

UNFINISHED BUSINESS

Insurance Recommendations: Management provided to the Association's insurance company evidence of completed repairs as recommended by the insurance company. The repairs were accepted; no further action is required.

Street Project:

- Peggy Paddock moved to approve an expenditure of **\$8,500** with **LaBelle Marvin** for street repair construction inspection services. Jerry Liang seconded the motion, which passed unanimously.
- Peggy Paddock moved to approve an expenditure of not-to-exceed **\$140,000** with **Quickel Paving** for street improvements. Jane Arellano seconded the motion, which passed unanimously.

NEW BUSINESS

Landscape Proposals:

- Peggy Paddock moved to approve an expenditure of **\$4,890** with **Andre Landscape** for turf overseeding per proposal #25154. Jane Arellano seconded the motion, which passed unanimously.
- Peggy Paddock moved to approve an expenditure of **\$12,200** with **Andre Landscape** for tree removals per proposal #1081519. Jerry Liang seconded the motion, which passed unanimously.
- Peggy Paddock moved to approve an expenditure of **\$7,600** with **Andre Landscape** for tree removals per proposal #1081525. Jerry Liang seconded the motion, which passed unanimously.

Mailbox Replacement Proposal: Peggy Paddock moved to approve an expenditure of **\$2,400** with **Hillcrest Construction Co.** for installation of one cluster mailbox unit per job #23-251M. Jerry Liang seconded the motion, which passed unanimously.

Ongoing Mailbox Vandalism: Email correspondence from the Cerritos Sheriff's Station was reviewed regarding mailbox vandalism.

TREASURER'S REPORT

July 2025 Financial Report: Unavailable for review.

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

- Reinvest \$144,000 in a Treasury Bill that matured August 5, 2025, in the Raymond James reserve account in a laddered Treasury Bill at the best rate in the Raymond James reserve account.
- Reinvest \$145,000 in a Treasury Bill that matures September 4, 2025, in the Raymond James reserve account in a laddered Treasury Bill at the best rate in the Raymond James reserve account.
- Reinvest \$52,000 in a Treasury Bill that matures August 21, 2025, in the Raymond James reserve account in a laddered Treasury Bill at the best rate in the Raymond James reserve account.
- Reinvest \$52,000 in a Treasury Bill that matures September 18, 2025, in the Raymond James reserve account in a laddered Treasury Bill at the best rate in the Raymond James reserve account.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Tuesday, September 16, 2025, 5:45 p.m.

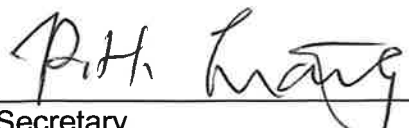
Board Meeting: Tuesday, September 16, 2025, after Executive Meeting.

ADJOURNMENT

The Board Meeting adjourned at 6:45 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

 9/24/2025
Secretary Date
Sundance Homeowners Association

As Submitted ☒ As Amended ☐

END OF FILE

September 24, 2025

City of Cerritos
Department of Community Development
Civic Center
18125 Bloomfield Avenue
P.O. Box 3130
Cerritos, California 90703-3130

Subject: Tree Removal Proposals #1081519 dated July 21, 2025 and #1081526 dated July 21, 2025, from Andre Landscape were approved by the Sundance Homeowner's Association Board of Directors on August 19, 2025 at the scheduled monthly Board Meeting

To: Kristen Aguila and Metre Anthony:

The Board of Directors of the Sundance Homeowner's Association, 12439T Pinegrove Lane, Cerritos CA 90703 approved the above-mentioned proposals to remove a total of nine (9) Canary Island Pines. The recommended replacement trees would be 15 or 24-inch box Podocarpus (African Fern Pine Trees) or Crape Myrtles. All will be placed near to where the removed trees were located unless the City Arborist recommends other species and locations. NOTE: We have experienced that planting new trees where the removed trees were, meaning in the exact same locations, has proven to be wasteful because the roots of the 50-year old, well-established trees cannot be completely removed. The replacement trees do not always survive.

The signed minutes of the August 19, 2025, Board meeting are also being submitted with the signed application for tree removals. The Sundance HOA has planned to repave or slurry the HOA roadways in October 2025 while temperatures are still warm and ideal for this work. We would like for the nine trees to be removed before we finish the roadway repairs because they are causing damage to the streets, curbs and parking areas. The signed proposals approving the removals and replacement trees will be attached to the tree removal application. We are hoping the City of Cerritos can make a decision as quickly as possible to meet our above-mentioned timelines.

The tree removal application will be submitted by Andre Landscape with the fee of \$230.00. If there are any questions about this letter, please contact Jane Arellano, Vice-President of the Board of Directors and the Sundance Landscape Committee Chairperson, at her cell phone number 562-879-6862.

Sincerely,



Chris Aafedt
President of the Sundance Homeowner's Association
12439 Pinegrove Lane
Cerritos, CA 90703