

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

September 24, 2025

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on September 24, 2025, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 5:51 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 September 24, 2025, the Board approved minutes and reviewed delinquencies.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the August 19, 2025, Board Meeting Minutes as presented.
- **Liens Approved: Account #25242575353**
- **Foreclosures Approved: None.**

MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of August 19, 2025. A Site Review is scheduled for the week of September 22, 2025. The Board noted no significant issues.

Reserve Payments Approved: \$3,500 to LaBelle Marvin; \$1,745 to Marca Construction; \$2,400 to Hillcrest Construction.

COMMITTEE REPORTS

Architectural: No issues noted.

Landscape: Written report reviewed.

Communications/Website: No issues noted.

Clubhouse: No issues noted.

UNFINISHED BUSINESS

Street Project: Start date is pending.

Tree Replacements: Jerry Liang moved to approve an expenditure of **\$2,655** with **Andre Landscape** for nine tree replacements per proposal #27941. Trudy Shiroma seconded the motion, which passed unanimously.

NEW BUSINESS

Rain Gutter/Roof Cleaning: The Board reviewed proposals for rain gutter/roof cleaning from Gale Force and Gutter Guru and declined both.

Roof Maintenance Proposal: Jerry Liang moved to approve the following expenditures with **Lang Roofing**. Trudy Shiroma seconded the motion, which passed unanimously.

- **\$19,343** – base bid for roof, rain gutter and downspout cleaning;
- **\$14,633** – Addendum #1 which includes comprehensive roof maintenance on all steep slope roofs;
- **Various amounts** – repair/replacement of roof shakes/tiles; prices per shake/tile.

Reserve Study: The Board reviewed a draft reserve study from Foresight Financial Services and made revisions. Management agreed to forward the revisions to the reserve analyst. A final reserve study will then be presented to the Board for approval.

Notices of Increases: The Board reviewed the following:

- Effective January 1, 2026, the Andre Landscape monthly maintenance fee increases from \$12,837 to \$13,322.
- Effective January 1, 2026, the Patrol One inspection rate increases from \$16 to \$17.50 per inspection.

TREASURER'S REPORT

August 2025 Financial Report:

Cash Operating	\$118,166.96
Cash Reserves	\$2,787,700.73
Total Liabilities and Equity.....	\$2,937,171.34
Income	\$78,824.85
Expenses	\$75,091.77
Excess Revenue Over Expenses for August.....	\$3,733.08
Excess Revenue Over Expenses YTD.....	(-\$13,957.35)

TREASURER'S REPORT (Cont.)

Variances:

GL 52300 Insurance

Variance for the Month(-\$2,112.15)

Variance for the Year ... (-\$16,897.32)

GL 59030 Irrigation Repairs

Variance for the Month(-\$1,434.62)

Variance for the Year (-\$5,550.17)

GL 64105 Pool Chemicals

Variance for the Month(-\$1,381.33)

Variance for the Year (-\$2,125.39)

GL 66010 Electrical Repairs

Variance for the Month(-\$1,064.22)

Variance for the Year (-\$2,076.62)

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

- Transfer \$150,000 from the Alliance Association Bank reserve account to the Raymond James reserve account and invest the amount in laddered Treasury Bills at the best rate in the Raymond James reserve account.
- Reinvest \$111,000 in a Treasury Bill that matures October 30, 2025, in the Raymond James reserve account in a one-year Treasury Bill at the best rate in the Raymond James reserve account.
- Reinvest \$225,000 plus \$9,000 interest (total \$234,000) as follows: \$203,000 in a Treasury Bill at the best rate that will mature October 2026 in the Raymond James reserve account and \$31,000 in a Treasury Bill at the best rate that will mature July 2026 in the Raymond James reserve account.

CORRESPONDENCE

Reviewed as submitted. No action was necessary.

NEXT MEETING(s)

Executive Meeting: Tuesday, October 21, 2025, 5:45 p.m.

Board Meeting: Tuesday, October 21, 2025, after Executive Meeting.

ADJOURNMENT

The Board Meeting adjourned at 7:17 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

 (06/21/2025)
Secretary Date

Sundance Homeowners Association

END OF FILE

As Submitted ☒ As Amended ☐