

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

March 17, 2026

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on March 17, 2026, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:04 p.m.

BOARD MEMBERS PRESENT

Chris Aafedt, President; Jane Arellano, Vice President; Pi Hui (Jerry) Liang, Secretary; Trudy Shiroma, Treasurer.

BOARD MEMBERS ABSENT – None.

MANAGEMENT

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

HOMEOWNERS FORUM

16414 Meadowbrook: Homeowner shared information about a meeting he had with the Assistant Postmaster of the Artesia Post Office regarding installation of a prototype of a hasp lock for the mailbox clusters to deter vandalism. The Postmaster agreed to have the Post Office install one as a test and the Board approved the installation.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of March 17, 2026, the Board approved minutes, discussed a legal issue and reviewed delinquencies.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows:

- Approval of the February 10, 2026, Board Meeting Minutes as corrected. *Correction: COMMITTEE REPORTS, Architectural, "Jerry Liant" should read "Jerry Liang."*
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of February 10, 2026, and Site Review of March 10, 2026. The Board noted no significant issues.

Reserve Payments Approved: \$191,330.28 to Lang Roofing; \$117,200 to Quickel Paving.

Board Position Opening: As a result of the resignation from the Board of Peggy Paddock, an open Board position exists. Trudy Shiroma moved to appoint Richard Hathaway to fill the open position. Jerry Liang seconded the motion which resulted in a tie with Ms. Shiroma and Mr. Liang in favor. Jane Arellano then moved to appoint **Suzanne Neal** to fill the open position. Chris Aafedt seconded the motion which resulted in a tie with Ms. Arellano and Mr. Aafedt in favor. Subsequently, Richard Hathaway removed his name from consideration. Ms. Arellano then moved to appoint **Suzanne Neal** to fill the open position. Mr. Aafedt seconded the motion, which passed unanimously. Ms. Neal joined the Board for the remainder of the meeting.

COMMITTEE REPORTS

Architectural: No significant issues noted. Suzanne Neal agreed to update the specifications for window replacements to add fiberglass as an option for window replacements.

Landscape: Written report reviewed. Jane Arellano agreed to discuss ideas for bare lawn areas with Andre Landscape.

Communications/Website: No significant issues noted.

Clubhouse: No significant issues noted.

UNFINISHED BUSINESS

- **Street Project:** Quickel Paving will fill holes/cracks on April 8, 2026, and slurry seal streets May 12-14, 2026.
- **Roof/Rain Gutter Cleaning Report:** The Board reviewed a post-maintenance report with pictures from Lang Roofing.
- **Mailboxes:** See "HOMEOWNERS FORUM."
- **Roof/Rain Gutter Cleaning Proposals:** Tabled.
- **Pest Management Proposals:** Management to obtain proposals.
- **Pool Maintenance Proposals:** Management to obtain proposals.
- **Clubhouse Air Conditioning Report:** The Board reviewed a clubhouse air conditioning inspection report from 74 Degrees Heating & Air. No action was necessary.

NEW BUSINESS

Flat Roof Cleaning Proposal: Jane Arellano moved to approve an expenditure of **\$12,200** with **Roofing Standards** for annual flat roof maintenance/inspections. Suzanne Neal seconded the motion, which passed unanimously.

Plumbing Repair: Jane Arellano moved to approve an expenditure of **\$1,915.43** with **Andre Landscape** to repair an irrigation mainline per proposal #35082. Jerry Liang seconded the motion, which passed unanimously.

Landscape Proposal: Trudy Shiroma moved to approve an expenditure of **\$1,988** with **Andre Landscape** for planting of Geraniums in two locations per proposal #33110. Suzanne Neal seconded the motion, which passed unanimously.

Tree Removal Proposals:

- Jane Arellano moved to approve an expenditure of **\$8,695** with **Andre Landscape** for removal of four trees per proposal #1261606, Jerry Liang seconded the motion, which passed unanimously.
- Suzanne Neal moved to approve an expenditure of **\$13,290** with **Andre Landscape** for removal of five trees per proposal #1261618, as amended (permit fee was adjusted to \$115). Trudy Shiroma seconded the motion, which passed unanimously.

Weep Screed/Stucco Repair Proposals: Suzanne Neal moved to approve an expenditure of **\$4,478** (Marca’s Recommended Scope of Work) with **Marca Construction** for weep screed/stucco repairs per proposal #20260311C. Jane Arellano seconded the motion, which passed unanimously.

TREASURER’S REPORT

January 2026 Financial Report:

Cash Operating	\$89,531.02
Cash Reserves	\$2,744,848.74
Total Liabilities and Equity.....	\$2,891,801.52
Income	\$85,251.91
Expenses	\$71,158.51
Excess Revenue Over Expenses for January.....	\$14,093.40
Excess Revenue Over Expenses YTD.....	\$14,093.40

Variances:

GL 53140 Pest Control

Variance for the Month	(-\$1,041.67)
Variance for the Year	\$1,041.67

February 2026 Financial Report:

Cash Operating	\$113,091.98
Cash Reserves	\$2,768,988.13
Total Liabilities and Equity.....	\$2,936,186.98
Income	\$88,936.77
Expenses	\$72,440.79
Excess Revenue Over Expenses for February	\$16,495.98
Excess Revenue Over Expenses YTD.....	\$30,592.08

