

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

June 23, 2026

**CALL TO ORDER**

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on June 23, 2026, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 6:03 p.m.

**BOARD MEMBERS PRESENT**

Chris Aafedt, President; Jane Arellano, Vice President; Pi Hui (Jerry) Liang, Secretary; Trudy Shiroma, Treasurer; Suzanne Neal, Member 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 23, 2026, the Board approved minutes, reviewed delinquencies and discussed legal matters.

**APPROVAL OF CONSENT CALENDAR**

The Board unanimously approved the Consent Calendar as follows:

- Approval of the May 19, 2026, 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 19, 2026, and Site Review of June 4, 2026. The Board noted no significant issues.

**Reserve Payments Approved: \$22,595 to Quickel Paving**

**COMMITTEE REPORTS**

- **Architectural:** No significant issues noted.
- **Landscape:** Written report reviewed.
- **Communications/Website:** No significant issues noted.
- **Clubhouse:** Several ceiling light bulbs need to be replaced. Management to coordinate replacement.

## UNFINISHED BUSINESS

- **Street Project:** The Board noted several cracks still visible in the streets. Management will follow up with Quickel Paving. Chris Aafedt will send pictures of the cracks to Management.
- **Pools/Spa Status:** The Board reviewed a status report from SDS Pool Service on pools and spas.
- **Pools/Spa Proposal:** Jane Arellano moved to approve an expenditure of **\$918.56** with **SDS Pool Service** for spa heater repairs per estimate 3476. Suzanne Neal seconded the motion, which passed unanimously.
- **Mailboxes:** Jane Arellano has contacted USPS regarding lock modifications. Reply pending.
- **Pool Furniture Repairs:** Completed.

## NEW BUSINESS

**Landscape Issue:** Jane Arellano noted many people take a shortcut through a landscaped area adjacent to her driveway which has created a bare pathway. She noted that she has posted little signs requesting pedestrians to avoid the area.

**Fence Repair Proposal:** A proposal from Straight Line Construction for woodcrete fence repairs at **16420 Meadowbrook** was tabled until Homeowners remove trees inside the patio.

**Reserve Study Proposal:** Jane Arellano moved to approve an expenditure of **\$1,985** with **Foresight Financial Services** for a reserve study with on-site inspection. Trudy Shiroma seconded the motion, which passed unanimously.

**Telecommunications Renewal Proposal:** Last month, the Board approved renewal of a telecommunications agreement with Spectrum. After updated information was received showing a more favorable proposal from Frontier, Suzanne Neal moved to cancel the agreement with Spectrum and accept/approve the Frontier proposal. Jerry Liang seconded the motion, which passed unanimously.

**Annual Meeting:** Scheduled for December 15, 2026. Management will send out the call for candidates in August 2026.

## TREASURER'S REPORT

### April 2026 Financial Report:

|                                             |                |
|---------------------------------------------|----------------|
| Cash Operating .....                        | \$110,166.84   |
| Cash Reserves .....                         | \$2,805,524.21 |
| Total Liabilities and Equity.....           | \$2,955,564.99 |
| Income .....                                | \$84,505.97    |
| Expenses .....                              | \$80,816.10    |
| Excess Revenue over Expenses for April..... | \$3,689.87     |
| Excess Revenue over Expenses YTD .....      | \$10,836.78    |

## TREASURER'S REPORT (Cont.)

### Variances:

#### GL 59053 Landscape Extras

Variance for the Month....(-\$1,905.33)

Variance for the Year ..... \$585.35

#### GL 64105 Pool/Spa Chemicals

Variance for the Month ...(-\$1,589.92)

Variance for the Year ..... (-\$708.74)

#### GL 70670 Utilities Water

Variance for the Month ..(-\$1,858.70)

Variance for the Year ..... \$204.00

**Investments:** Suzanne Neal moved to approve the following funds transfers. Trudy Shiroma seconded the motion, which passed unanimously.

- Invest approximately \$227,000 in the Raymond James reserve account in a one-year Treasury Bill at the best rate in the Raymond James reserve account.
- Reinvest two Treasury Bills in the Raymond James reserve account maturing July 9, 2026, in laddered Treasury Bills at the best rate and term in the Raymond James reserve account.

### CORRESPONDENCE

Reviewed as submitted. No action was necessary.

### NEXT MEETING(s)

**Executive Meeting:** Tuesday, July 21, 2026, 5:45 p.m.

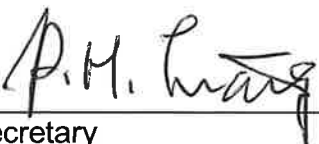
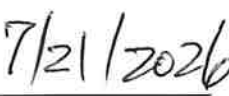
**Board Meeting:** Tuesday, July 21, 2026, after Executive Meeting.

### ADJOURNMENT

The Board Meeting adjourned at 7:15 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

   
Secretary Date  
Sundance Homeowners Association

As Submitted ☒ As Amended ☐

End of File.