

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

August 25, 2026

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on August 25, 2026, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 5:55 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 and Teresa Hammer, The Management Trust (TMT), were also present.

HOMEOWNERS FORUM – None.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of August 25, 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 July 21, 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 July 21, 2026, and Site Review of August 6, 2026. The Board noted no significant issues.

Reserve Payments Approved: \$3,221 to Straight Line Construction; \$6,952 to Marca Construction; \$2,531.17 to Eichert Electric; \$13,290 to Andre Landscape.

COMMITTEE REPORTS

Architectural: No significant issues noted.

Landscape: Written report reviewed.

Communications/Website: No significant issues noted.

Clubhouse: Several ceiling light bulbs have been replaced.

UNFINISHED BUSINESS

Telecommunications Renewal Proposal: Pending agreement processing.

Mosquito Abatement Proposals: Trudy Shiroma moved to approve **Mosquito Squad** to spray for mosquitos three times (September 15, October 6 and October 27, 2026) at the two pools. Jane Arellano seconded the motion, which passed unanimously.

NEW BUSINESS

Pool Deck Repair/Treatment Proposal: The Board reviewed a proposal for pool deck repair/treatment from Sundek and requested Management to obtain additional proposals.

Andre Landscape Proposals:

- **#41473** – Jane Arellano moved to approve an expenditure of **\$1,805** for installation of a landscape drain at **12530 Shadydale**. Trudy Shiroma seconded the motion, which passed unanimously.
- **#42012** – Trudy Shiroma moved to approve an expenditure of **\$1,805** for installation of a landscape drain at **16403 Millstream**. Suzanne Neal seconded the motion, which passed unanimously.
- **#1384169** – a proposal to treat 41 Sycamore trees for pests/fungus was tabled.
- **#1384028** – Jane Arellano moved to approve an expenditure of **\$9,530** for removal and stump grinding of 16 trees. Suzanne Neal seconded the motion, which passed unanimously.

2026 Reserve Study: Suzanne Neal moved to approve the 2027 reserve study as prepared by Foresight Financial Services. Jane Arellano seconded the motion, which passed unanimously.

TREASURER'S REPORT

Balance Sheet as of August 25, 2026:

Cash Operating	\$169,857.89
Cash Reserves	\$2,822,024.13
Total Liabilities and Equity.....	\$3,035,472.21

Variances: Pending

TREASURER'S REPORT (Cont.)

Investments: Trudy Shiroma moved to approve the following funds transfers. Jane Arellano seconded the motion, which passed unanimously.

- Transfer \$85,000 in the Alliance Association Bank reserve account to the Raymond James cash reserve account.
- Invest the total balance in the Raymond James cash reserve account in laddered Treasury Bills at the best rate and term in the Raymond James reserve account.
- Reinvest three Treasury Bills in the Raymond James reserve account (one that matured August 6, 2026, and two maturing September 3, 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, September 15, 2026, 5:45 p.m.

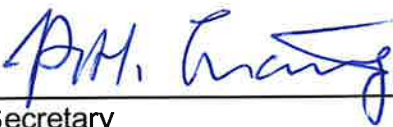
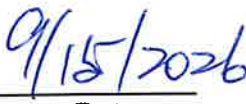
Board Meeting: Tuesday, September 15, 2026, after Executive Meeting.

ADJOURNMENT

The Board Meeting adjourned at 7:46 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

Approved by:

Secretary

Date

Sundance Homeowners Association

As Submitted ___ As Amended ☒

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