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

September 15, 2026

CALL TO ORDER
The following are the Minutes of the Meeting of the Board of Directors of **Sundance Homeowners Association**, held on September 15, 2026, at the Sundance clubhouse, Cerritos, CA. A **Quorum** was present and the meeting was called to order at 5:54 p.m.

BOARD MEMBERS PRESENT
Chris Aafedt, President; Pi Hui (Jerry) Liang, Secretary; Suzanne Neal, Member at Large.

BOARD MEMBERS ABSENT
Jane Arellano, Vice President; Trudy Shiroma, Treasurer.

MANAGEMENT
Valerie Cuonzo and Teresa Hammer, The Management Trust (TMT), were also present.

HOMEOWNERS FORUM – None.

EXECUTIVE MEETING SUMMARY
At the Executive Meeting of September 15, 2026, the Board approved minutes, held a hearing and reviewed delinquencies.

APPROVAL OF CONSENT CALENDAR
The Board unanimously approved the Consent Calendar as follows:

- Approval of the August 25, 2026, Board Meeting Minutes as corrected. *Correction: UNFINISHED BUSINESS, Mosquito Abatement Proposals should read, "Trudy Shiroma moved to approve an expenditure of ~~$980~~ $1,225 ~~(4 buckets x $115 x $2 pools)~~ with Mosquito Squad Plus to spray ~~the community~~ two pool areas for mosquitos three times (September 15, October 6 and October 27, 2026). Jane Arellano seconded the motion, which passed unanimously.*
- **Liens Approved: Account #25242575387**.
- **Foreclosures Approved:** None.

MANAGEMENT REPORT
Management included in the Board Meeting packet the Action List of August 25, 2026, and Site Review of September 3, 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:** Newsletter was distributed.
- **Clubhouse:** No significant issues noted.

UNFINISHED BUSINESS

Telecommunications Renewal Proposal: Pending agreement processing.

Mosquito Abatement: In progress.

NEW BUSINESS

Andre Tree Trimming Proposal: Jerry Liang moved to approve an expenditure of **$32,250** with **Andre Landscape** for 2027 tree trimming (to be billed in 2027) per plan #768411. Suzanne Neal seconded the motion, which passed unanimously.

Landscape Drain Cleaning Proposals: The Board reviewed two landscape drain cleaning proposals. Suzanne Neal moved to approve an expenditure of **$8,848** with **PMC Plumbing** to hydrojet all landscape drains per estimate #539892711. Jerry Liang seconded the motion, which passed unanimously.

Turf Overseeding Proposal: The Board reviewed a proposal of $11,500 with Andre Landscape to scalp all turf areas and overseed with Winter Rye grass seed. The proposal was tabled and the Board requested Management inquire about including soil aeration in the proposal.

Concrete Repair Proposals: The Board reviewed two concrete repair proposals. Suzanne Neal moved to approve an expenditure of **$2,690** with **Landis Williams Construction** to repair concrete at **16403 Millstream** per proposal #32758. Jerry Liang seconded the motion, which passed unanimously.

2026 Audit/Tax Return Preparation: The Board reviewed two audit/tax return preparation proposals. Suzanne Neal moved to approve an expenditure of **$1,500** with **Newman CPA** for the 2026 audit and tax return preparation. Jerry Liang seconded the motion, which passed unanimously.

Rain Gutter Cleaning Proposals: The Board reviewed two rain gutter/downspout cleaning proposals. Suzanne Neal moved to approve an expenditure of **$14,275** with **GaleForce** for rain gutter/downspout cleaning per estimate #1096. Jerry Liang seconded the motion, which passed unanimously.

2027 Budget: Jerry Liang moved to approve the 2027 budget as presented with a 3.23% increase per unit in monthly assessments. Suzanne Neal seconded the motion, which passed unanimously.

TREASURER'S REPORT
July 2026 Financial Report:

Cash Operating	$134,894.44
Cash Reserves	$2,831,507.29
Total Liabilities and Equity	$3,008,442.88
Income	$87,014.38
Expenses	$83,415.74
Excess Revenue over Expenses for July	$3,598.64
Excess Revenue over Expenses YTD	$10,160.45

Variances:
GL 64100 Pool/Spa Repairs
Variance for the Month ...(-$1,672.10)
Variance for the Year .... (-$7,734.61)
GL 70070 Utilities Electric
Variance for the Month ...(-$1,729.63)
Variance for the Year ..... ($882.19)

Investments: Suzanne Neal moved to approve the following funds transfers. Jerry Liang seconded the motion, which passed unanimously.

- Reinvest two Treasury Bills in the Raymond James reserve account that matured 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, October 20, 2026, 5:45 p.m.
Board Meeting: Tuesday, October 20, 2026, after Executive Meeting.

ADJOURNMENT
The Board Meeting adjourned at 7:19 p.m.

Prepared by: Pam Dingwell, Recording Secretary (RSI)

P H. Liang 10/20/2026
Secretary Date
Sundance Homeowners Association

As Submitted ✓ As Amended __

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