

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 5, 2023**

**MINUTES**

Upon due notice received and had, the Board of Directors of the California Reflections Community Association held a Board meeting via zoom on September 5, 2023. The Board meeting was called to order at 6:00 p.m.

**DIRECTORS PRESENT**

Jay Loyola, President  
Ravi Singh, Vice President  
Lisa Sperou, Treasurer  
Susan Richeson, Director

**DIRECTORS ABSENT**

Wyatt Fleming, Secretary

**ALSO ATTENDING**

Kristie Vander Meulen, Common Interests, Inc.

**ADMINISTRATIVE MATTERS**

The Board reviewed the regular meeting minutes and executive session minutes for the meeting of August 7, 2023 as presented. A motion was made by Ravi Singh and seconded by Jay Loyola to approve the Board meeting minutes as presented. The motion passed unanimously.

The Board of Directors reviewed the August 7, 2023 action items. No further action was needed.

The Board reviewed the violation log, violation letters sent to homeowners and responses provided from some homeowners. The Board agreed that they would like management to move forward with the next violation letter for each home remaining in non-

compliance. The Board also agreed that they would like to continue to address any fines or fine and hearings on a case-by-case basis, understanding that some residents may be facing hardships. Fine and hearings were discussed in executive session.

The Board of Directors reviewed correspondence from a homeowner on Santa Clara who is requesting the slope behind their home be trimmed back. The homeowner was sending a thank you for having the landscape areas cleaned up.

The Board of Directors reviewed the bid from Quickel Paving for the additional crack fill areas that the Board had requested an additional bid for. A motion was made by Jay Layola and seconded by Susan Richeson to approve the bid in the amount of \$56,995.00. The motion passed unanimously. The Board expressed the need to have the crack fill completed as soon as possible so the slurry can also be scheduled this year before the rainy season.

The Board of Directors reviewed the patrol activity report. No action was necessary.

### FINANCIAL

Due to the timing of the meeting the financials were not prepared in time for review at the meeting.

### NEW BUSINESS

The Board of Directors discussed moving the monthly meeting into the meeting rooms at the Ranch Site. Management was directed to make the necessary arrangements for the winter months to meet inside the Ranch Site meeting rooms.

The Board of Directors discussed this year's holiday lighting and that they would like to get on schedule so the lights can be up and running in the first week of November. Management was directed to contact last year's vendor, Outdoor Lighting Perspectives, and ensure the community is on schedule for the first week of November.

ARCHITECTURAL MATTERS

The Board of Directors reviewed an architectural application for driveway pavers at 3 Channel Islands. A motion was made by Ravi Singh and Jay Loyola to approve the application. The motion passed unanimously. Management was directed to send the approval paperwork to the homeowner.

SCHEDULE NEXT MEETING

The next board meeting is scheduled to be held on Monday, October 2, 2023, via zoom and in person. The meeting will be called to order at 6:00 p.m.

ADJOURNMENT

There being no further business to come before the Board at this time and upon a motion moved and seconded, the meeting was adjourned at 7:00 p.m.

ATTEST

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DIRECTOR