

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 6, 2023**

MINUTES

Upon due notice received and had, the Board of Directors of the California Reflections Community Association held a Board meeting at the Ranch site and via zoom on November 6, 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

Wyatt Fleming, Secretary

DIRECTORS ABSENT

Susan Richeson, Director

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 October 2, 2023 as presented. A motion was made by Lisa Sperou and seconded by Jay Loyola to approve the Board meeting minutes as presented. The motion passed unanimously.

The Board of Directors reviewed the October 2, 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 10 Dominguez Street which recently installed new front yard landscape without HOA approval. The Board main concern was regarding the color of rock that was installed which didn't appear to be an earth tone color which is required in the architectural guidelines. The homeowner submitted an application to keep the rock color which was noted as Whisper Gray and was matched to their current homes color pallet. The Board of Directors approved the homeowners request and agreed that the rock is gray which fits into the HOA's color scheme and that the landscape installation was an improvement. Management was directed to notify the homeowner of the Boards approval.

The Board of Directors reviewed the notice for the crack fill/ asphalt replacement schedule from Quickel Paving. No action was necessary.

The Board of Directors discussed the installation of holiday lighting at the entrance of the community. It was noted that the holiday lighting had been installed the day of the meeting and some of the palm trees were not lit. Management was directed to notify the holiday lighting company of the issue. The Board members noted that they would be installing additional lighting and holiday décor themselves after the Board meeting to save the HOA money.

The Board of Directors reviewed the proposed November newsletter. The Board discussed the first annual holiday lighting contest for the community and agreed that they would like to give a prize to the top 3 decorated homes within the community and give them mention in the next newsletter. The Board agreed that they would judge the homes in the second week of December and notify management of the winners. Management was directed to include this in the newsletter for homeowner notification.

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

FINANCIAL

The Board of Directors reviewed the financial statements ending September 30, 2023. A motion was made by Lisa Sperou and seconded by Ravi Singh to approve the financials as presented. The motion passed unanimously.

Lisa Sperou expressed her concern that the US Bank, Merrill Lynch and City National Bank statements didn't match the amounts on the financial statements and requested management to see if the financials could be updated with the correct amount. Management reported that the statements sometime are received after the financials are prepared due to the timing of the meetings, however, she would see if she could have them updated in time for the meetings.

The Board of Directors also discussed the water bills and noted that there were a few months that were over budget and wanted to compare previous years water usage. Management was directed to provide the water usage information for Board review.

The Board of Directors reviewed the proposed 2024 budget. A motion was made by Jay Loyola and seconded by Lisa Sperou to approve the budget with a \$5.00 increase. The motion passed unanimously. Management was directed to mail the approved budget to the membership.

NEW BUSINESS

The Board of Directors agreed that they would like to have the December Board meeting via zoom and would reconvene back to the Ranch site after the new year. Management to notify the homeowners of the change.

SCHEDULE NEXT MEETING

The next board meeting is scheduled to be held on Monday, December 4, 2023, via zoom. 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

DIRECTOR