

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 1, 2024**

MINUTES

Upon due notice received and had, the Board of Directors of the California Reflections Community Association held the Board meeting via zoom on July 1, 2024. The Board meeting was called to order at 6:00 p.m.

DIRECTORS PRESENT

Jay Loyola, President

Lisa Sperou, Treasurer

Wyatt Fleming, Secretary

Ravi Singh, Vice President

Susan Richeson, Director

DIRECTORS ABSENT

None

ALSO ATTENDING

Kristie Vander Meulen, Common Interests, Inc.

ADMINISTRATIVE MATTERS

The Board reviewed the regular meeting minutes and executive session minutes for the June 3, 2024, meeting as presented. Lisa Sperou made a motion, seconded by Ravi Singh, to approve the Board meeting minutes as presented. The motion passed unanimously.

The Board of Directors reviewed the June 3, 2024, action items.

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

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

The Board of Directors reviewed the Patrol One parking patrol reports. No action was necessary.

The Board of Directors reviewed the notice of street slurry for July 15th-19th in separate locations throughout the community. Jay Layola expressed his concerns about the possibility of the streets not opening in time for the trash services on Tuesday morning. Management was directed to contact Quickel Paving and request an early street opening on Tuesday morning. The Board also noted that they would like the notice sent out a second time, noting that residents can park on any street within the community that is open during street slurry dates.

The Board of Directors reviewed TJW Engineering's bid to provide a speed bump location assessment for the community. The Board agreed that they would like to obtain a bid from a traffic engineer due to residents' complaints about speeding through the community. The bid to assess traffic issues and speed bump locations was \$6,500.00, which the Board felt was a significant expense for a consultation and only for a few complaints. The Board agreed they would investigate other options to address the speeding and table the consulting expenses until further notice or additional complaints.

FINANCIAL

The Board of Directors reviewed the May 31, 2024 financial statements. Lisa Sperou noted that the management fees for May were underpaid, and management was directed to investigate the payment. Lisa also stated that there were duplicate payments for landscape maintenance, for which management noted that the April checks were not revised and would need to be voided and reissued. This will be reflected in the following month's financials. It was also noted that the reserve statement ending balances and beginning balances from the prior month didn't match. Management was directed into this issue. The Board agreed to approve the financials subject to the items noted being addressed.

NEW BUSINESS

The Board of Directors agreed to hold the June Board meeting in person at the Ranch Site on Monday, August 5, 2024, at 6 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