

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 17, 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 September 17, 2024. The Board meeting was called to order at 6:00 p.m.

DIRECTORS PRESENT

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

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 August 5, 2024, meeting as presented. Ravi Singh made a motion, seconded by Lisa Sperou, to approve the Board meeting minutes as presented. The motion passed unanimously.

The Board of Directors reviewed the August 5, 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 the executive session.

The Board of Directors reviewed homeowner correspondence regarding residents speeding through the community and not stopping at the stop signs on Santa Monica Street. The Board had considered installing speed bumps for community safety. However, the Board took into consideration the inconvenience and how unappealing they are to the community; the Board would like to try to solve the speeding issues without the installation of speed bumps by notifying the community of the issue and the possible consequences of speed bumps if speeding continues. Management was directed to add this to the October newsletter, watching for kids during the Halloween holiday, and a reminder of the 2nd annual holiday lighting contest. Management was directed to draft the October newsletter.

The Board of Directors reviewed the Patrol One parking patrol reports and suggested that management include the safe listing information for Patrol One in the October Newsletter.

FINANCIAL

The Board of Directors reviewed the May 31, 2024, June 30, 2024, and July 31, 2024, financial statements. A motion was made by Lisa Sperou and seconded by Ravi Singh to approve all three months of financials as presented. The motion passed.

ARCHITECTURAL MATTERS

The Board of Directors reviewed an architectural application for 31 Santa Clara Street to install new artificial turf. The Board agreed to approve the application subject to the homeowner obtaining two additional neighbors' signatures on their neighbor awareness form. Management was directed to relay the information to the homeowner and hold the application until two additional signatures have been obtained.

NEW BUSINESS

The Board of Directors reviewed a complaint sent through the website. The complaint noted a home on Dominguez Street with a litter of puppies kept outside and barking, which is over the limit allowed by the City and HOA. The Board directed management to send a violation letter citing the violations and requesting the homeowners respond with the intentions of the dogs/puppies in question.

The Board of Directors agreed to have their October 7, 2024 meeting at 6pm via Zoom and to continue zoom meetings through the winter months. Management was directed to notify the community.

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