

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 7, 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 October 7, 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 October 7, 2024, meeting as presented. Ravi Singh made a motion, seconded by Jay Loyola, to approve the Board meeting minutes as presented. The motion passed unanimously.

The Board of Directors reviewed the October 7, 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 the proposed newsletter and made some suggestions on the language to be added. Management was directed to make the requested changes and distribute to the membership.

The Board of Directors reviewed the Patrol One parking patrol reports and noted that 28 Big Sur is still being reported on the Patrol Reports. Management was directed to notify Patrol One once again that 28 Big Sur isn't a valid address within the community.

The Board of Directors reviewed a bid from Outdoor Lighting Perspectives for the holiday lighting. The Board had a lengthy discussion on the expense versus the two months of holiday cheer it brings the community. The Board agreed that they would opt for the year-round lighting for the palm trees with a two-year warranty in the amount of \$6,529.99. The Board agreed that they would like management to request a discount or an extended warranty of three years if possible. Management was directed to notify the vendor, request the discounts and plan to have the lights installed by Halloween if possible but by the first week of November.

### FINANCIAL

The Board of Directors reviewed the August 31, 2024, financial statements. A motion was made by Lisa Sperou and seconded by Jay Loyola to approve the financials as presented. The motion passed unanimously.

The Board of Directors reviewed the September 30, 2024, financial statements. A motion was made by Lisa Sperou and seconded by Jay Loyola to approve the financials as presented. The motion passed unanimously.

### ARCHITECTURAL MATTERS

The Board of Directors reviewed an architectural application for 10 Dominguez Street to install extend his entry walkway and install flagstone. The Board requested additional

information for the application to include dimensions of the extended walkway and color photos of the flagstone. Management was directed to obtain the additional information and forward it to the Board via email for approval.

#### NEW BUSINESS

The Board of Directors agreed to have their November 4, 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

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DIRECTOR