

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 4, 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 November 4, 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 an O'Connell Landscape bid for tree trimming on Cedarbrook for \$3,364.00. A motion was made by Ravi Singh and seconded by Jay Loyola to approve the bid with a 30% tree reduction during trimming. The motion passed unanimously. Management was directed to send the approved bid and schedule the trimming.

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 again that 28 Big Sur isn't a valid address within the community.

The Board discussed their concerns with the sidewalk lifting in areas within the community and suggested a walkthrough with Albert from Quickel Paving to assess the sidewalks. Management was directed to schedule a walkthrough with Quickel Paving, Wyatt, and Jay.

FINANCIAL

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.

The Board of Directors reviewed the proposed 2025 budget. A motion was made by Jay Loyola and seconded by Ravi Singh to approve the budget without an increase. The motion passed unanimously. Management was directed to adjust the budget and mail to the membership by November 30th.

ARCHITECTURAL MATTERS

The Board of Directors reviewed an architectural application for 10 Dominguez Street to extend his entry walkway with flagstone and install two light posts at the end of the walkway, along with matching flagstone details on the driveway. The Board agreed to approve

the project subject to the light posts being pushed back away from the street to avoid interference with vehicles and a clarification on whether there would be pots or lights on the posts.

NEW BUSINESS

The Board of Directors agreed to change the December meeting to December 9th 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