

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 3, 2025**

**MINUTES**

Upon due notice received and had, the Board of Directors of the California Reflections Community Association held the Board meeting via zoom on February 3, 2025. The Board meeting was called to order at 6:00 p.m.

**DIRECTORS PRESENT**

Jay Loyola, President

Lisa Sperou, Treasurer

Susan Richeson, Director

Ravi Singh, Vice President

**DIRECTORS ABSENT**

Wyatt Fleming, Secretary

**ALSO ATTENDING**

Kristie Vander Meulen, Common Interests, Inc.

**ADMINISTRATIVE MATTERS**

The Board reviewed the regular meeting and executive session minutes for the January 6, 2025, 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 January 6, 2025, 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 following violation letter for each home remaining non-compliant. The Board also decided 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 discussed their concerns about sidewalk lifting in areas within the community. Susan Richeson noted that she had walked Santa Clara Street and noted approximately seven areas that are lifted and should be addressed. The remaining Board members indicated that they would walk their individual streets and note areas of concern and then have management provide the list to Albert from Quickel Paving to provide a quote for concrete grinding.

The Board of Directors reviewed the proposed newsletter. Management was directed to add the parking patrol safe listing information, and the monthly dues amount of \$95.00, as some homeowners have not updated their monthly dues amount after the last increase. Management was directed to make the suggested revisions and distribute the newsletter to the membership.

The Board of Directors discussed palm tree trimming at the community's entry. The Board agreed to approve a not to exceed the amount of \$2,500.00. Management was directed to schedule the palm tree trimming as soon as possible.

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

### FINANCIAL

The Board of Directors reviewed the October 31, 2024, financial statements. Lisa Sperou and Jay Loyola motioned to approve the financials subject to the backup for a deposit error on the October Banc of California operating statement. The motion passed unanimously.

The Board of Directors reviewed the November 30, 2024, financial statements. Lisa Sperou and Jay Loyola motioned to approve the financials. The motion passed unanimously.

The Board of Directors reviewed the December 31, 2024, financial statements. Lisa Sperou and Jay Loyola motioned to approve the financials. The motion passed unanimously.

NEW BUSINESS

The Board of Directors agreed that the next meeting would take place on Monday, March 3, 3025, at 6 p.m. via Zoom and that Zoom meetings would continue 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 6:40 p.m.

ATTEST

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DIRECTOR