

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 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 March 3, 2025. The Board meeting was called to order at 6:00 p.m.

**DIRECTORS PRESENT**

Jay Loyola, President

Wyatt Fleming, Secretary

Lisa Sperou, Treasurer

Ravi Singh, Vice President

**DIRECTORS ABSENT**

Susan Richeson, Director

**ALSO ATTENDING**

Kristie Vander Meulen, Common Interests, Inc.

**ADMINISTRATIVE MATTERS**

The Board reviewed the minutes from the regular meeting and executive session held on February 3, 2025, 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 February 3, 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 to continue addressing any 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 the need for several mailboxes and mailbox posts to be repaired and repainted. Ravi Singh reported that he had mailboxes at his work that he would be willing to give to homeowners and residents who were interested. Ravi noted that he would determine the number of mailboxes he has and discuss at the next meeting the possibility of offering them to homeowners in the newsletter.

The Board discussed their concerns about sidewalk lifting in areas within the community. The Board agreed to split up the community, walk through those areas, and report back any significant cracks, lifting, or hazards that the concrete contractor should address, then report back to management.

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

The Board of Directors discussed the website and getting homeowners' email set in the website system to receive HOA documents and requests via email. Wyatt had updated the emails on the website and reported that homeowners would have the option to opt-out/unsubscribe from receiving HOA information.

Management noted that a homeowner responded to the candidate request forms sent by the HOA. Therefore, the HOA would need to send out ballots, as three people are running for two positions. Management reported she would be sending out the annual meeting information and ballot later that week.

## FINANCIAL

The Board of Directors reviewed the January 31, 2025, financial statements. Lisa Sperou requested a backup of the bank transfer that was made due to a deposit error on the October bank statement. Management noted that half of the deposit had been transferred, but it appears that the bank duplicated the amount. Management stated that she would have the account transfer the money back, as it was a banking error. Lisa also stated that a payment had

been made to the IRS in both December and January, and she wanted to ensure that it was not a duplicate payment. Management was directed to research the payments and report back. Lisa also noted that the homeowner activity report was missing from the report, and the end balance for equity didn't match the December and January reports. Management to get back up on that as well. The Board agreed to wait for the information before approving the financials.

#### NEW BUSINESS

The Board of Directors agreed that the next meeting would take place on Monday, April 7, 2025, 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