

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MAY 5, 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 May 5, 2025. The Board meeting was called to order at 6:00 p.m.

**DIRECTORS PRESENT**

Jay Loyola, President

Lisa Sperou, Treasurer

Ravi Singh, Vice President

**DIRECTORS ABSENT**

Susan Richeson, Director

Wyatt Fleming, Secretary

**ALSO ATTENDING**

Kristie Vander Meulen, Common Interests, Inc.

**ANNUAL MEETING AND ELECTION**

Management reported receiving only 23 ballots for the annual meeting and election. Therefore, the meeting was adjourned due to a lack of quorum and rescheduled for the next Board meeting, which is scheduled for Monday, June 2, 2025, at 6 p.m. via Zoom.

**ADMINISTRATIVE MATTERS**

The Board reviewed the minutes from the regular meeting and executive session held on April 7, 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 action items for April 7, 2025.

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.

Ravi Singh suggested that the Board consider handyman options for homeowners in the community who may not know how or where to complete small jobs like mailbox post repairs and repainting, power washing the homes' stucco, or getting oil off the driveway. The options could be included in the newsletter for homeowners' convenience. Ravi noted he would do some research and report back to the Board.

The Board discussed their concerns about sidewalk lifting in areas within the community. Management noted that she was still waiting on Quickel Paving bids for grinding.

The Board of Directors reviewed a bid from O'Connell Landscape to perform weed abatement throughout the interior streets for \$736.00. A motion was made and seconded to approve the bid as presented. The motion passed unanimously. Jay Loyola noted that he wants to confirm that the sidewalks will be addressed as the week progresses from the street to the concrete areas. Management was directed to verify that the sidewalks are to be completed.

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

### FINANCIAL

The Board of Directors reviewed the March 31, 2025, financial statements. A motion was made by Lisa Sperou and seconded by Ravi Singh to approve the financials as presented. The motion passed.

The Board agreed that they would like to transfer \$240,000.00 from the Pacific Western operating account to a Schwab account with a 4.25 % rate. Management was directed to prepare the paperwork.

NEW BUSINESS

The Board of Directors agreed that the next meeting would take place on Monday, June 2, 2025, at 6 p.m. via Zoom.

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