

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JUNE 2, 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 June 2, 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

Susan Richeson, Director

Wyatt Fleming, Secretary

**DIRECTORS ABSENT**

None

**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, July 7, 2025, at 6 p.m. via Zoom.

**ADMINISTRATIVE MATTERS**

The Board reviewed the minutes from the regular meeting and executive session held on May 5, 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 May 5, 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.

The Board of Directors reviewed the Quickel Paving proposal for concrete grinding and replacement in the amount of \$29,995.00. This would be to prevent trip hazards and any HOA liability. Ravi Singh and Wyatt Fleming made a motion to approve the bid as presented. Management was directed to notify Quickel Paving, schedule the work, inform the homeowner, and place the information in the newsletter. The Board also agreed to notify homeowners that anyone who defaces the concrete will be liable for repairs. Additionally, homeowners will be notified that, moving forward, they will be responsible for concrete damage caused by trees or tree roots.

Ravi Singh also noted that he would be donating gray mailboxes to interested homeowners and would like that information to be included in the newsletter as well

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

### FINANCIAL

The Board of Directors reviewed the April 30, 2025, financial statements. A motion was made by Lisa Sperou and seconded by Ravi Singh to approve the financials as presented. With the following items being clarified:

- The homeowner credit balances with asterisks.
- The credit and debit amount of \$1,048.00 and debit of \$5,487.86.

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.

#### ARCHITECTURAL MATTERS

The Board of Directors reviewed an architectural application from 8 St. Moritz regarding the installation of pavers in the front yard landscape area. The Board requested additional information on the actual measurements of the area with pavers and a better schematic of the areas with concrete, pavers, and plantings to be submitted to the Board for review at the July Board meeting.

#### NEW BUSINESS

The Board of Directors agreed that the next meeting would take place on Monday, August 4, 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