

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
AUGUST 4, 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 August 4, 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

Wyatt Fleming, Secretary

Susan Richeson, Director

DIRECTORS ABSENT

Ray Fry, 13 Panama Street

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, September 15, 2025, at 6 p.m. via Zoom.

OPEN FORUM

Homeowner Ray Fry from 13 Panama was present to discuss an issue with his neighbor, who has Palm trees that are causing damage to his fence. He had to replace the fence recently due to the tree's impact. The homeowner met with the neighbor, who refuses to take any responsibility for the tree or fence, which they share, and who should pay the full cost due to the damage caused by his tree. The Board noted that they had no remedy to force the homeowner to pay them for the fence; however, they could issue a letter from the HOA

requesting that the tree be properly maintained so as not to cause damage to the neighboring fence.

ADMINISTRATIVE MATTERS

The Board reviewed the minutes from the regular meeting and executive session held on July 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 July 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.

The Board of Directors reviewed a homeowner's response to a notice that was received. No action was necessary.

The Board of Directors reviewed correspondence from a homeowner regarding the neighboring homeowner's refusal to grant access, which prevented them from termite-tenting their home. The homeowner has since contacted management and reported that the issue has been resolved.

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

FINANCIAL

The Board of Directors reviewed the financials for May 31, 2025, and June 30, 2025. Lisa asked to table the financials until she was able to review the backup information that was provided by management. The Board agreed to allow Lisa time to review the financials and would approve subject to Lisa's final approval.

ARCHITECTURAL MATTERS

The Board of Directors reviewed an architectural application from 32 Santa Clara regarding the installation of a driveway, front yard fence, and artificial turf. The Board approved the application as presented. Management was directed to notify the homeowner of the Board's approval.

NEW BUSINESS

The Board of Directors agreed that the next meeting would take place on Monday, September 8, 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

DIRECTOR