

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
SEPTEMBER 15, 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 September 15, 2025. The Board meeting was called to order at 6:00 p.m.

DIRECTORS PRESENT

Lisa Sperou, Treasurer

Ravi Singh, Vice President

Wyatt Fleming, Secretary

Susan Richeson, Director

DIRECTORS ABSENT

Jay Loyola, President

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, October 6, 2025, at 6 p.m. via Zoom.

ADMINISTRATIVE MATTERS

The Board reviewed the minutes from the regular meeting and executive session held on August 4, 2025, as presented. Ravi Singh made a motion, seconded by Susan Richeson, to approve the Board meeting minutes as presented. The motion passed unanimously.

The Board of Directors reviewed the action items for August 4, 2025.

The Board reviewed the violation log, violation letters sent to homeowners, and responses provided by homeowners. The Board agreed that management should proceed with issuing a violation letter for each home that remains 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 presence of roaches in their home, and they believe it was due to the recent concrete work in the common areas. Management noted that she explained to the homeowner that the HOA doesn't cover pest control at the individual homes. The Board agreed and suggested that the homeowner contact Vector Control. Susan Richeson also noted that she has seen roaches in the common areas and on the landscape at Cedarbrook and requested that management report the issue to Vector Control as well.

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

FINANCIAL

The Board of Directors reviewed the July 31, 2025, financials. A motion was made by Lisa Sperou and seconded by Susan Richeson to approve the financials as presented. The motion passed unanimously.

The Board of Directors reviewed the August 31, 2025, financials. A motion was made by Lisa Sperou and seconded by Susan Richeson to approve the financials as presented. The motion passed unanimously.

Lisa Sperou questioned the status of the recent \$150,000.00 CD approved by the Board. Management noted that she would get the CD open as soon as possible.

NEW BUSINESS

The Board of Directors agreed that the next meeting would take place on Monday, October 6, 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 6:30 p.m.

ATTEST

DIRECTOR