

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
OCTOBER 6, 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 October 6, 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

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, November 3, 2025, at 6 p.m. via Zoom.

ADMINISTRATIVE MATTERS

The Board reviewed the minutes from the regular meeting and executive session held on November 15, 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 November 15, 2025.

The Board reviewed the violation log, the violation letters sent to homeowners, and the homeowners' responses. 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 agreed to adopt the following fine schedule and to notify the membership in the annual budget mailing. The fines include:

First violation- warning

Second violation - warning

Third notice - fine and hearing with a \$25.00 fine

Second fine and hearing with a \$75.00 fine

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

FINANCIAL

The meeting was held on October 6th, and the September financials were not prepared because the financial statements were not yet available. Management to place the September financials on the November Board meeting agenda.

The Board discussed the upcoming 2026 budget and agreed that there would be no increase. Management was directed to draft the budget for review and approval at the November Board meeting.

NEW BUSINESS

Jay Loyola reported that the right side of the holiday lights was still not working and should be addressed by the electrician. Management was directed to have the electrical company contact Jay upon arrival on-site.

The Board of Directors agreed that the next meeting would take place on Monday, November 3, 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 6:50 p.m.

ATTEST

DIRECTOR