

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
NOVEMBER 3, 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 November 3, 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, December 1, 2025, at 6 p.m. via Zoom.

ADMINISTRATIVE MATTERS

The Board reviewed the minutes from the regular meeting and executive session held on October 6, 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 October 6, 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 of Directors reviewed the proposed newsletter and suggested the following to be included: tampering with the Christmas lights will result in a fine and any costs incurred to fix the issue, cars must adhere to the stop signs throughout the community and speed limit, vehicles that are not safe listed will be towed. Management was directed to make the changes and email to the residents who have requested and mail to the remainder.

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

FINANCIAL

The Board of Directors reviewed the September financial statements. Lisa noted that the Yearly income statement, reserve statement, and owners' activity were missing and would need to be reviewed prior to approval. Management was directed to obtain the missing reports.

The Board of Directors reviewed the draft budget, which showed no increase. A motion was made and seconded to approve the budget as presented. Management was directed to send the approved budget to the membership.

The Board reviewed a maintenance increase from O'Connell Landscape for 2026. Management noted that this was already incorporated into the 2026 budget.

NEW BUSINESS

Jay Loyola reported that the holiday lighting had been tampered with as someone had been unplugging the lights. Jay noted that the lights are very bright and shine directly into the windows of the two adjacent homes, so he will install a timer to have them turned off at 10 pm.

The Board of Directors agreed that the next meeting would take place on Monday, December 1, 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