

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
MARCH 16, 2026**

MINUTES

Upon receiving and giving due notice, the Board of Directors of the California Reflections Community Association held its Board meeting via Zoom on March 16, 2026. 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.

ADMINISTRATIVE MATTERS

The Board reviewed the minutes from the regular meeting and executive session held on February 2, 2026, as presented. Ravi Singh moved, seconded by Wyatt Fleming, to approve the Board meeting minutes as presented. The motion passed unanimously.

The Board of Directors reviewed the action items for February 2, 2026.

The Board of Directors reviewed the request for candidates. No action was necessary.

The Board of Directors discussed a request for a permanent safelist for a handicap vehicle. The Board requested additional information, specifically, whether there is a reason the vehicle cannot be parked in the homeowner's garage or driveway. The homeowner had

responded and noted they have a motorcycle and storage in their garage. The Board agreed they would like the address to see if the vehicle could fit in the driveway; however, not being able to park in the garage due to storage isn't a valid reason to park on the street. The Board agreed that they are unable to approve the request as presented with the information available.

The Board reviewed the violation log, the violation letters sent to homeowners, and the homeowners' responses. The Board agreed that management should issue 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 Patrol One parking reports. No action was necessary.

The Board of Directors reviewed tree trimming bids from O'Connell Landscape for the trees on Cedarbrook and the Palm trees at the entry. A motion was made by Wyatt Fleming and seconded by Ravi Singh to approve the trees on Cedarbrook in the amount of \$4,060.00. The motion passed unanimously. Susan Richeson walked down to the front entry and reported that not all the Palms needed trimming and suggested the remaining members of the Board view the areas before approving the entry of Palm trees.

FINANCIAL

The Board of Directors reviewed January 31, 2026, financial statements. The Board agreed to table the approval until additional information can be obtained for the January financials. It was noted that several homeowners had late fees applied in error, and management reported that the last fees had been removed, but the updated account histories won't be reflected until the March financials, since the changes were made in March.

Lisa Sperou noted that she reviewed October, November, and December 2025 corrected financials and recommended approval. The Board agreed to approve the financials as suggested by Lisa Sperou.

NEW BUSINESS

The Board of Directors discussed the need to locate the school parking sign for the front entry. The Board noted that both Susan and Wyatt looked for the old sign with no success. The Board agreed that a new sign should be purchased to detour non-homeowners from using the HOA's private streets to pick up their kids from school.

The next Board of Directors meeting will be the annual election by acclamation. With 3 members on the ballot. The Board of Directors agreed that the next meeting would be held on Monday, April 6, 2026, 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