

**CALIFORNIA REFLECTIONS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
APRIL 6, 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 April 6, 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
Nuoya Rezsonya

DIRECTORS ABSENT

None

ALSO ATTENDING

Kristie Vander Meulen, Common Interests, Inc.

ANNUAL ELECTION BY ACCLAMATION

The California Reflections Board of Directors held its annual election by acclamation on April 6, 2026, at which the following members were elected to the Board for the following positions.

Wyatt Fleming, President
Ravi Singh, Vice President
Nuoya Rezsonya, Secretary

ADMINISTRATIVE MATTERS

The Board reviewed the minutes from the regular meeting and executive session held on March 16, 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 March 16, 2026.

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

The Board reviewed the violation log, the violation letters sent to homeowners, and the homeowners' responses. The Board agreed that management should issue a letter violation 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 bid from O'Connell Landscape to treat the weeds inside the community. The Board agreed to forgo the service this year.

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

FINANCIAL

The Board of Directors reviewed January 31, 2026, financial statements. A motion was made by Lisa Sperou and seconded by Ravi Singh to approve the financials as presented. The motion passed unanimously.

The Board of Directors reviewed February 28, 2026, financial statements. A motion was made by Lisa Sperou and seconded by Ravi Singh to approve the financials as presented. The motion passed unanimously.

Wyatt Fleming voiced concerns about the financials and the negative landscape reserve expense on the balance sheet and suggested that the Board obtain a new current reserve study. Management was directed to obtain a bid for the reserve study, including a site visit. Wyatt also questioned the HOA's insurance policy and requested a copy for his review. Management reported that she would email Wyatt a copy of the insurance policy.

NEW BUSINESS

The Board of Directors agreed to change the Board meeting to the third Monday of each month at 6 pm to allow ample time to receive the financial statements. The next Board of Directors meeting will take place on Monday, May 18, 2026, at 6 pm 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