

EXHIBIT 1

2025 Board Election Minutes

April 22, 2025 minutes identifying three Board seats as open, followed by June 24, 2025 minutes recording that Stephen Taub and William Mills were elected by acclamation.

Source: Apr. 22 p.1; June 24 pp.1-3

Cantrice Court HOA c/o California HOA Solutions

Minutes for Open Session Meeting

Date of Meeting: Tuesday, April 22, 2025

Time: 6:32 PM

Location: Via Zoom - The Zoom link is at the bottom of this notice.

Call to Order at 6:35 pm

Roll Call Board Members

Mark Reynders (President) – present

Andrew Jurbala (VP) – present

Michael Rothman (member at large) – present

Morgan Tlimiraos – present

Trever Fong – (Secretary/Treasurer) present

Other attendees:

Kevin Laughlin - property management

Sam Shewa - property management

Approval of Agenda: Approved by all board members present, without amendment

Approval of Minutes from April 15, 2025 meeting: Approved

Meeting Purpose

Zoom meeting to discuss board electing new officers, upcoming election, and various community maintenance issues.

Key Takeaways

- Board elected the following new officers: Mark as President, Andy as VP, Trever as Secretary and Treasurer
- Election for 3 board seats (Andy's, Mike's, Morgan's) planned for end of July/early August
- Gutter cleaning scheduled for early June; considering adding gutter screens
- Monthly gopher control service added to pest control contract
- Sidewalk trip hazard assessment planned with concrete specialist

Topics

Board Election of new Officers

- Mark Reynders elected as new President
- Andy stepping down as President after 4-5 years, elected as new Vice President
- Trever elected as Secretary and Treasurer

Cantrice Court HOA c/o California HOA Solutions

Minutes for Open Meeting

Date of Meeting: Tuesday, June 24th, 2025

Time: 5:30 PM

Location: Via Zoom - The Zoom link is at the bottom of this notice.

Call to Order at 5:33 pm

Roll Call Board Members

Mark Reynders (President) – present

Andrew Jurbala (VP) – present

Michael Rothman (member at large) – not present

Trever Fong – (Secretary/Treasurer) present

Other attendees:

Kevin Laughlin - property management

Approval of Agenda: Approved by all board members present, without amendment

Approval of Minutes from May 27th, 2025 meeting: Approved Meeting Purpose
Zoom meeting to discuss board electing new officers, upcoming election, and various community maintenance issues.

Meeting Purpose

- Conduct June 24th Country's Court COA meeting, discuss ongoing projects, and elect new board members.

Key Takeaways

- Financial update: Operating fund \$37,776.87, reserve accounts \$523,961
- Major projects in progress: gutter cleaning, roof repairs/maintenance, concrete/asphalt work
- Stephen Taub and William Mills elected to board by acclamation
- Labor Day pool event planned for community gathering (4-7 PM, Sept 1)

Topics

Financial Update

- Operating fund: \$37,776.87
- Reserve accounts: \$523,961

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Gutter Cleaning

- Project to proceed as discussed in executive session
- Updated estimate pending due to potential material cost changes
- Work to start June 30th, lasting several days
- Notices to be sent to affected areas/buildings in advance

Roof Maintenance

- Two firm, complete quotes received for fixing leaks and maintaining all roofs
- Board filtering through options, deciding on scope and funding
- Aim to complete leak repairs, replacements, and maintenance before rainy season (summer/early fall)
- Gutters to be cleaned first, as recommended by roofers

Trip Hazards, Sidewalks, and Driveways

- Concrete company estimate received for one specific trip hazard
- Mark walked property to identify other hazards
- Residents encouraged to email Kevin with photos/locations of known hazards
- Second quote being sought for trip hazards and general concrete repairs

Codes, Concrete, and Asphalt

- Multiple estimates being collected for various scopes of work
- Professional guidance sought on immediate needs vs. future repairs
- Some work planned for this summer

Labor Day Pool Event (September 1st)

- Tentative time: 4-7 PM
- Taco truck and ice cream service being considered
- Aim to gather community, welcome new neighbors
- First attempt to reinstate regular community events

Election of Board Directors

- Stephen Taub and William Mills elected by acclamation

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- Effective end of meeting
- Andy and Mike thanked for their years of service

Next Steps

- Proceed with gutter cleaning project starting June 30th
- Continue gathering and evaluating estimates for roof, concrete, and asphalt work
- Plan details for Labor Day pool event
- Investigate drain hazards in common areas as raised by residents
- Address pine saplings on hillside with landscaper
- Fix approximately 20 driveway lights and several building lights that are out

Adjournment at 6:04 pm

Trever Fong

Trever Fong Secretary/Treasurer