

Cantrice Court HOA
c/o California HOA Solutions

Minutes for Open Meeting- (All Homeowners are invited)

Date of Meeting: Tuesday, January 28, 2025

Time: 6:00 PM

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

1. Preliminary

A. Call to Order at 6:05pm by President Andrew Jurbala

B. Roll Call

Andrew Jurbala President – present

Mark Reynders present

Michael Rothman – board member at large – present

Morgan Timiraos – secretary – present

C. Approve of Agenda

Approved by all board members without amendment.

D. Approval of Minutes

12_20_24 open session meeting minutes approved.

2. Open Session -

A. Trash Bins

a. Consideration of ability to add additional recycling bins where dumpsters allow.

b. Board reminded need for owners to break down and flatten boxes in recycle and trash bins. Kevin to send reminder to all.

c. Cameras: Past issues/concerns discussed.

B. Roof Update

a. Reported leaks being addressed as priority.

b. Annual roof inspection.

C. Landscape Update

- a. Quotes being obtained for tree trimming
- D. Financials
 - a. Summary of operating and reserve accounts with note of pending transfer for settlement payment with repayment to reserves with special assessment.
- E. Gutter Cleaning
 - a. Bids being obtained for gutter cleaning following tree trimming.
- F. Emergency List
 - a. Andy provided suggestions of items to pack for emergency due to recent fires,
- G. Open Forum
 - a. Xavier - Asked has Master Property Insurance been renewed - YES; Mentioned not getting monthly financial reports.
 - b. Karen - hill between 585C and 540C many small fir trees should be removed.
 - c. Alice - three-page summary financial reports have stopped. Kevin will look into this
 - d. Cameras - Concern voiced who would monitor.
 - e. Trash / Recycle bins - Discussion. Need More. New more pickup. Costs.

3. Adjournment 6:50pm

Morgan E. Timiraos

Morgan Timiraos, Secretary