

Cantrice Court HOA
c/o California HOA Solutions

Agenda for Open Meeting- (All Homeowners are invited)

Date of Meeting: Tuesday, February 25, 2025

Time: 7:00 PM

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

1. Preliminary

A. Call to Order by president Andrew Jurbala at 7:05PM

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

To occur electronically and documented at next meeting

2. Open Session

A. Elections - proposed date

a. Legal counsel to be engaged to review processes prior to moving forward with the election.

b. Call for volunteer to fill vacant seat until election

B. Roof Inspection

a. GLR completed full roof inspection and provided report including priorities to address now, future and distant future.

i. Compliance with insurance company expectations.

b. Active leaks to be addressed and prioritized

c. Please reach out to Kevin with any new roof issues

1. kevin@cahoasolutions.com

C. Gutter cleaning

a. Gutter cleaning company has been identified and approved for work to be scheduled following tree trimming

D. Tree trimming

- a. Three quotes obtained or selected _Natural Wonders

E. Financial Update

- a. Operating \$77198.29
- b. Reserve \$523918.23
- c. Kevin to follow up on summary monthly financial statement posting to portal.

F. Open Forum

- a. Trevor Fong
 - i. HVAC units – owners responsibility. Placed in location to access water and electricity of unit on exterior of building.
 - 1. Andy noted Units installed by builder and is part of owner property.
 - ii. Legal counsel – Davis sterling to be contacted for election
 - 1. Identifying new legal counsel for association
 - iii. Lewis – requirements for bathroom remodel
 - 1. City permits? Andy noted that this may be required if structural wall/supports involved.
 - a. Lewis indicated that city permits have been obtained and they will come three times: open, rough and close.
 - 2. All vendors to be licensed and insured
 - iv. Xavier Najera – Financial reports on portal?
 - 1. Kevin to follow up on having updated financial summaries on portal and insurance certificates
 - 2. Question from Kevin if prior years can be removed, Answer was to keep prior records of at least 5 years,
 - v. Mont McMillian
 - 1. Confirmation of insurance coverage – updated certificates to be uploaded to portal
 - vi. David – Gopher issues.
 - 1. Mark said he'd get Kevin photos everywhere in common grounds of gopher damage.
 - vii. Door for utility meter requiring repair/paint

G. Committees

- a. Pros/cons - potential way to engage homeowners, Concern for committee members and vendor communication and need for confidentiality.

3. Adjournment at 7:35pm

Morgan E. Timiraos
Morgan Timiraos, Secretary