

Cantrice Court HOA
c/o California HOA Solutions

Agenda for Open Meeting- (All Homeowners are invited)

Date of Meeting: Tuesday, March 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 6:30PM

B. Roll Call

Andrew Jurbala President – present

Mark Reynders present

Michael Rothman – board member at large – present

Morgan Timiraos – secretary – present

Trevor Fong (appointed to fill vacancy during executive session) – present

C. Approval of Agenda

Approved without amendment

D. Approval of Minutes from previous meeting

1_28_25 and 2_25_25 meeting minutes approved

2. Open Session

A. Financial Update

a. Operating: \$76,319.99

b. Reserve \$523,961

B. Board Seat Vacancy

a. Board seat appointment: Trevor Fong

C. Board and Property Management - Roles & Responsibilities

a. Use portal for maintenance requests.

D. Election Update

a. Plan to restart election late April

i. Andy encouraged members to volunteer to serve

- ii. Morgan/Mark: Reviewed bylaws and CC&Rs with legal counsel to ensure in compliance

E. Volunteers for committees / Committees

- a. Kevin sent email requesting committee volunteers including roof committee.
- b. Please reach out to Kevin if interested in getting involved

F. Tree trimming (if not completed)

- a. Work completed
- b. Andy to follow up with Sycamore Canyon re additional tree trimming needs.

G. Roofs

- a. Community wide roof inspection completed with report provided.
- b. Plan to address roof issues in priority order including active leaks as able after rain.

H. Gutter Cleaning

- a. Plan for gutter cleaning early June.
- b. Estimate to be obtained for screen placement

I. Pest Control / Landscaping

- a. Mark has a meeting with pest control company scheduled for March 26th for walk through for identified gopher and pest issues.
- b. After treating pest issues landscaping repairs may be required and will be addressed.

J. Open Forum

- a. Monica – new legal counsel
 - i. Morgan: Prior legal counsel declined to continue to serve at the start of this year. New legal counsel engaged through Davis Stirling/Adam Stirling with initial meeting last week.

- ii. Roof inspections: can this be shared with the community?
 - 1. All Board Members agree for this to be shared with the community.
- iii. Have those with severe issues been notified.
 - 1. Per Kevin – No catastrophic issues on report but active leaks reported are being addressed as rain permits
- iv. Greg Wood:
 - 1. Election in late April?
 - a. Yes, the election process is planned to resume in late April.
 - b. All five seats open?
 - i. Yes
- v. Alice: Hoped that Barbara Lule would have been appointed but Congratulations to Trevor.
 - 1. Request for financial documents to be emailed or placed on portal. Appreciated reports provided early last year.
 - 2. Committees: This may cause confusion with too many hands in the pot and this should be given consideration.
 - 3. Request for meetings to be cordial, uplifting, encouraging and informative, discouraging bullying behavior in meetings or emails.
 - Mark – goal to stop finger pointing.
 - Morgan – Financial reports to be updated on portal by Cal HOA
 - Andy – committees to provide advise but final decisions and contract to be made by board.

Morgan – Kevin to be contact for vendors not
direct communication or decisions from committee
members with vendors.

K. Adjournment

Adjourned by Andy at 7:45pm

Morgan E. Timiraos

Morgan Timiraos, Secretary