

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

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Upcoming Board Election

- 3 seats up for election: Andy's, Mike's, and Morgan's
- Mark and Trevor to remain for another year
- Nomination forms to be sent out in next few days

Financial Update

Operating fund: \$17,089.78

Reserve funds: \$523,961

Gutter Cleaning

- Vendor selected, work targeted for early June
- Considering adding gutter screens; awaiting quote this week
- Vendor (Remy) to provide 1-day notice before cleaning each building
- ~45 minutes per building; weekend work possible

Trash Bin Door Safety

- Addressing need for interior release mechanism
- Considering accessibility for children and those with disabilities
- Awaiting second vendor quote
- May implement solution on select gates based on need

Gopher Control

- Monthly service added to pest control contract with Harbor Pest
- Proactive monitoring and treatment of gopher activity
- Residents encouraged to report new gopher mounds

Sidewalk Trip Hazard Assessment

- Concrete specialist to walk property with Mark
- Assessing uneven seams between concrete panels
- Previous mitigation included grinding down raised edges
- Residents asked to report potential hazards to Kevin

Road Repaving

- Waiting for Cyber City Optics to complete fiber optic installation (expected Q2 2025)
- Road refinishing to follow, covering patches from cable installation

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Next Steps

- Send out board candidate nomination forms
- Finalize date for board member meet-and-greet at the pool in May
- Proceed with gutter cleaning in early June
- Decide on gutter screen installation based on upcoming quote
- Schedule concrete specialist walkthrough for sidewalk assessment
- Determine how to share roof inspection reports with community
- Consider sharing selected vendor information (including business licenses) for community projects

Adjournment at 7:04 pm

Trever Fong

Trever Fong Secretary/Treasurer