

Cantrice Court HOA c/o California HOA Solutions

Minutes for Open Session Meeting

Date of Meeting: Tuesday, May 27th, 2025

Time: 6:00 PM

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

Call to Order at 6:05 pm

Roll Call Board Members

Mark Reynders (President) – present

Andrew Jurbala (VP) – present

Michael Rothman (member at large) – 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 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 vacancy due to Morgan's unit sale; nominations for new board members due by June 1st
- Major upcoming projects: roof repairs/maintenance, sidewalk leveling, and potential asphalt replacement
- Pool maintenance and rules reminder planned; additional umbrellas to be purchased
- Landscaping issues being addressed, including sprinkler repairs and sapling concerns

Topics

Board Vacancy and Election

- Board member sold their unit, creating a board vacancy
- Nomination deadline for new board members: Sunday, June 1st
- If fewer than 4 candidates, board will likely vote by acclamation 30 days after nomination period
- Encouraged new participation, especially younger members

Financial Update

Cantrice Court HOA

c/o California HOA Solutions

- Operating fund: \$28,360.08
- Reserve accounts: \$523,961

Roof and Gutter Maintenance

- Gutter cleaning postponed until after roof work
- Planning roof repairs for leaks and maintenance on all units this summer
- Maintenance includes fixing loose tiles, sealing cracks, and general roof sealing
- Board to review bids in the next month

Security Cameras

- Focus on installing cameras at auto and pedestrian gates
- Potential second phase for trash/recycle dumpster areas
- Gathering quotes for board review

Trash and Recycle Doors

- Getting estimates for interior release mechanism
- One estimate received, awaiting two more

Sidewalks and Asphalt

- Board President walked property with vendor to identify tripping hazards
- Quotes being obtained for concrete and asphalt smoothing
- Asphalt replacement considered but lower priority
- Fiber optic internet installation may impact timing of asphalt work

Landscaping

Ongoing issues being addressed, including:

- Dead grass near pool area
- New controller for sprinklers near pool and lower-level units
- Gopher problems
- Residents encouraged to report landscaping concerns

Pool Maintenance and Rules

- Reminder to close umbrellas to prevent wind damage
- 11 PM curfew enforced; police may be called for late-night disturbances
- Cleaning scheduled and furniture repairs/replacements planned
- Currently 3 umbrellas, board considering adding 2 more
- Pool heated to 82°F, spa to 102°F

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Next Steps

- Send out newsletter/email about pool rules and umbrella care
- Investigate sapling growth behind units 585A and 546C
- Purchase 2 additional pool umbrellas from Costco
- Continue gathering bids for roof work and other major projects
- Address reported landscaping issues, including sprinkler repairs

Adjournment at 6:29 pm

Trever Fong

Trever Fong Secretary/Treasurer