

Cantrice Court HOA c/o California HOA Solutions

Minutes for Open Meeting

Date of Meeting: Tuesday, June 24th, 2025

Time: 5:30 PM

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

Call to Order at 5:33 pm

Roll Call Board Members

Mark Reynders (President) – present

Andrew Jurbala (VP) – present

Michael Rothman (member at large) – not 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 May 27th, 2025 meeting: Approved Meeting Purpose
Zoom meeting to discuss board electing new officers, upcoming election, and various
community maintenance issues.

Meeting Purpose

- Conduct June 24th Country's Court COA meeting, discuss ongoing projects, and elect new board members.

Key Takeaways

- Financial update: Operating fund \$37,776.87, reserve accounts \$523,961
- Major projects in progress: gutter cleaning, roof repairs/maintenance, concrete/asphalt work
- Stephen Taub and William Mills elected to board by acclamation
- Labor Day pool event planned for community gathering (4-7 PM, Sept 1)

Topics

Financial Update

- Operating fund: \$37,776.87
- Reserve accounts: \$523,961

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Gutter Cleaning

- Project to proceed as discussed in executive session
- Updated estimate pending due to potential material cost changes
- Work to start June 30th, lasting several days
- Notices to be sent to affected areas/buildings in advance

Roof Maintenance

- Two firm, complete quotes received for fixing leaks and maintaining all roofs
- Board filtering through options, deciding on scope and funding
- Aim to complete leak repairs, replacements, and maintenance before rainy season (summer/early fall)
- Gutters to be cleaned first, as recommended by roofers

Trip Hazards, Sidewalks, and Driveways

- Concrete company estimate received for one specific trip hazard
- Mark walked property to identify other hazards
- Residents encouraged to email Kevin with photos/locations of known hazards
- Second quote being sought for trip hazards and general concrete repairs

Codes, Concrete, and Asphalt

- Multiple estimates being collected for various scopes of work
- Professional guidance sought on immediate needs vs. future repairs
- Some work planned for this summer

Labor Day Pool Event (September 1st)

- Tentative time: 4-7 PM
- Taco truck and ice cream service being considered
- Aim to gather community, welcome new neighbors
- First attempt to reinstate regular community events

Election of Board Directors

- Stephen Taub and William Mills elected by acclamation

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- Effective end of meeting
- Andy and Mike thanked for their years of service

Next Steps

- Proceed with gutter cleaning project starting June 30th
- Continue gathering and evaluating estimates for roof, concrete, and asphalt work
- Plan details for Labor Day pool event
- Investigate drain hazards in common areas as raised by residents
- Address pine saplings on hillside with landscaper
- Fix approximately 20 driveway lights and several building lights that are out

Adjournment at 6:04 pm

Trever Fong

Trever Fong Secretary/Treasurer