

2025 Meeting Record Accountability Review

Cantrice Court Condominium Owners' Association | Record reviewed through September 22, 2026

Summary. The supplied 57-page 2025 compilation contains open-session minutes for six consecutive meetings from January 28 through June 24, 2025. The owner confirms that six later open Board meetings were held - September 9, September 16, September 30, October 14, November 25, and December 16 - but the supplied record contains no minutes, proposed minutes marked as draft, or summary for those meetings.

Confirmed overdue open-session gaps: 6. The 30-day dates were October 9, October 16, October 30, November 13, December 25, 2025, and January 15, 2026.

California Civil Code section 4950(a) requires minutes, draft minutes marked as draft, or a summary of a non-executive Board meeting to be available to members within 30 days. Civil Code section 5210 makes Board and member meeting minutes permanently subject to inspection.

Confirmed 2025 Open-Meeting Gaps

Meeting	30-day date	Status in supplied record
Sept. 9, 2025	Oct. 9, 2025	No minutes, draft minutes, or summary found in supplied compilation.
Sept. 16, 2025	Oct. 16, 2025	No minutes, draft minutes, or summary found in supplied compilation.
Sept. 30, 2025	Oct. 30, 2025	No minutes, draft minutes, or summary found in supplied compilation.
Oct. 14, 2025	Nov. 13, 2025	No minutes, draft minutes, or summary found in supplied compilation.
Nov. 25, 2025	Dec. 25, 2025	No minutes, draft minutes, or summary found in supplied compilation.
Dec. 16, 2025	Jan. 15, 2026	No minutes, draft minutes, or summary found in supplied compilation.

July 24, 2025 Emergency Meeting

The Association's September 30, 2025 proposed agenda expressly references a "7/24/2025 Emergency Meeting." William Mills, who attended that meeting, confirms that it was an **executive session**. No standalone July 24 meeting record appears in the supplied compilation. Because it was an executive session rather than an open Board meeting, it is **excluded from the six open-session gaps above** and is not treated here as a Civil Code section 4950 open-meeting minutes deficiency.

Why the Gap Matters

The later 2025 open-meeting agendas address subjects including the management transition, the 2026 budget, the 2026 reserve study, insurance, roofing, fire mitigation, Board appointments, financial production, and major-project funding. Without the corresponding open-session minutes, draft minutes, or summaries, the supplied record does not allow owners to verify the motions, votes, approvals, or other recorded Board action taken at those meetings.

Record-Quality Notes

The existing 2025 record also contains internal inconsistencies. The March 25 agenda states a 7:00 PM open-session time while the March 25 minutes state that the meeting was called to order at 6:30 PM. The May 27 minutes state that minutes from April 15 were approved even though an April 22 open meeting occurred in between. These source inconsistencies are preserved as part of the record rather than silently corrected.

Scope note. This review describes the records currently available to the site. It does not claim that a missing document never existed. If additional minutes, draft minutes, summaries, or corrected Association records are produced, the status should be updated.