

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | February 25, 2026 | 6:00 PM | Zoom

Present

Mark Reynders, President	Term Expires 2026
Don Golde, Treasurer/Secretary	Term Expires 2027
David Jones, Director	Term Expires 2027
Mike Rothman, Director	Term Expires 2027

Absent

Open Seat	Term Expires 2025
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Also Present

Jeff Gollihar, CCAM; Community Association Manager with Community One Property Management.

Call to Order

It was **MSC** to call the Board of Directors Meeting was called to order at 6:01 PM.

Meeting Minutes

- a. It was MSC to approve the January minutes with amendment as provided by Community One Property Management.

Financial Update

- a. The Board reviewed the January 31, 2026 financials as provided by HOA Accounting Services. As of the end of January the Association had \$123,950.81 in operating and \$233,319.85 in reserves. There was a due to due from that can be cleared out, management would contact accounting to adjust.
- b. Collection and Lien Approval was not needed at this time
- c. Owner Financial Copy: It was agreed to place a copy of the financials with information redacted on collections/past due on the web portal.

Open Issues/Items from Prior Meeting(s)

Tree Trimming & Removal

It was MSC to approve Natural Wonders Tree service for the tree trimming and thinning at the cost of \$27,700.00. Work started due to an opening in the vendors schedule and for the safety of the residents. The Board wanted to ensure we got tree trimming done as soon as possible.

Fence Work

This topic is being discussed and proposals are being completed. Will have them for the March meeting.

Fire Mitigation

President Mark provided an overview of the information pertaining to fire mitigation from Simi Valley and the State of California. Several videos were shown to the membership on the zoom with regards to what happens with embers.

New Action Item(s)

Landscaping Proposal: The Board reviewed a proposal from Luna Bella Tree Service & Landscape for the removal of mulch and the addition of rock. It was MSC to approve a NTE for \$1,350.00 for the removal of mulch and to obtain a cost for the addition of decorative cobble rather than gravel/rock.

Open Forum

There were twelve (12) owners on the call; various topics were discussed.

Next Meeting

The next Board of Directors meeting will be held on March 25, 2026 at 6:00 PM via zoom.

Adjourn

Being that there was no further business to discuss the Board of Directors meeting was adjourned at 7:12 PM.

By signing below, I hereby state that the above is true and factual

Secretary/Board Member

Date