

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | March 26 | 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 2026
-----------	-------------------

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 February minutes as corrected.

Financial Update

- a. The Board reviewed the February 28, 2026 financials as provided by HOA Accounting Services. As of the end of February the Association had \$119,765.97 in operating and \$253,364.69 in reserves.
- 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.
- d. The Annual Financial Review and Taxes are in process and should be completed any day now. The Annual Review per California Civil Code is to be mailed/emailed to all owners by April 30, 2026.

Open Issues/Items from Prior Meeting(s)

Fire Hydrant Testing

Prior vendor that was approved called the morning of requesting payment. Because the Association does not have a credit or debit card, vendor was called off. Management has two pending bids – if amounts come in under what was approved, management will proceed.

Backflow Testing

This item goes with above. Same vendors can perform the backflow test.

Fence Work

This topic was discussed. Due to more information pending, this was tabled.

Fire Mitigation

This topic was briefly discussed. No further action at this time.

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 the cost of all for \$2,450.00.

Lighting & Lamp Posts Inspection: It was MSC to approve the cost from Dr. Sparks Electric for the inspection of all lamp posts for \$2,000.00. This amount can also become a credit for future use by using the same vendor.

Roofing Replacement: This topic was discussed. There are currently 7 leaks that are being investigated for repair and/or replacement.

Open Forum

There were seventeen (17) owners on the call; various topics were discussed.

Next Meeting

The next Board of Directors meeting will be held on April 22, 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 6:58 PM.

Executive Session Notation: An Executive Session to discuss personnel issues was called to order at 6:59 PM and adjourned at 7:14 PM.

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

Secretary/Board Member

Date