

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | April 28, 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 2026
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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 6:02 PM.

Meeting Minutes

- a. It was MSC to approve the March minutes as provided.

Financial Update

- a. The Board reviewed the March 31, 2026 financials as provided by HOA Accounting Services. As of the end of March the Association had \$137,600.38 in operating and \$239,185.93 in reserves.
- b. Collection and Lien Approval was not needed at this time

Open Issues/Items from Prior Meeting(s)

Fire Hydrant Testing

This item is scheduled for May 22nd.

Backflow Testing

Currently this project is on hold. Pending the paperwork from the City of Simi Valley. This paperwork is required to test the backflow devices.

Fence Work

Our vendor was on-site the day of the meeting to preform preventative maintenance on the vehicle entry gates.

Fire Mitigation

This topic was briefly discussed. No further action currently.

Roof Replacement

This topic was briefly discussed. No further action currently. Pending bid from our vendor.

Lighting & Lamp Posts

Dr. Spark (vendor) inspected the 44 lamp posts and figures in the community. They reported that 14 lamp posts needed replacement and 2 fixtures needed repair. Pending bid currently.

New Action Item(s)

Driveway Advertisements: This topic was moved to the May agenda for further discussion.

Address Signs: It was MSC to approve the purchase of 28 solar address signs and have installed by the Associations vendor. Cost is around \$2,000.00

Coyote Barrier/Fence: This topic was discussed. Further discussion is requested at the May meeting. Management will walk with Mark to review the areas and come up with ideas.

Fiberoptic: This topic was discussed. We have been informed that fiber optic is not currently in the area just yet, but anytime now!

Pool & Spa: Lounge chairs would be purchased and installed before the next Holiday.

Open Forum

There were seven (7) owners on the call; various topics were discussed.

Next Meeting

The next Board of Directors meeting will be held on May 26, 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 6:54 PM.

Executive Session Notation: An Executive Session to discuss personnel issues was called to order at 6:54 PM and adjourned at 7:25 PM.

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

Secretary/Board Member

Date