

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | May 26, 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
-----------	-------------------

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 6:03 PM.

Meeting Minutes

- a. It was MSC to approve the April meeting minutes as presented.

Financial Update

- a. The Board reviewed the April 30, 2026 financials as provided by HOA Accounting Services. As of the end of April the Association had \$124,355.22 in operating and \$257,636.33 in reserves.
- b. Collection and Lien Approval was not needed at this time

Open Issues/Items from Prior Meeting(s)

Property & Liability Insurance

This topic was discussed. Until we obtain information from our insurance agent this topic will be tabled. Information should be provided shortly.

Roof Replacement Cost

This topic was tabled. Request for a 3rd bid was made.

Fence Work

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

Fire Mitigation

This topic was briefly discussed. No further action currently.

New Action Item(s)

Retaining Wall Shared Cost

It was MSC to approve a 50/50 cost for a retaining wall to be installed behind a home. Total cost is \$6,100.00 and the HOA would share in a 50% cost share as it was to be installed in the common area.

Inspector of Elections

It was MSC to hire an Inspector of Elections for the upcoming elections process.

Pool & Spa Cleaning Quote: It was MSC to approve in-depth cleaning to the pool and spa area at the cost of \$4,950.00. Bid provided by Conejo CW Pool Service & Repair.

Policy Review: This topic was tabled as the policy formation has not happened. Will be provided by Adams Stirling Law Firm.

Open Forum

There were nine (9) owners on the call; various topics were discussed.

Next Meeting

The next Board of Directors meeting will be held on June 23, 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 7:20 PM.

Executive Session Notation: *An Executive Session to discuss personnel issues was called to order at 7:30 PM and adjourned at 7:50 PM.*

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

Secretary/Board Member

Date