

Cantrice Court - 2026 Meeting Minutes Accountability Review

Status date: September 22, 2026 | Independent owner-maintained record review

What the statute requires

California Civil Code section 4950(a) requires the minutes, proposed minutes marked as draft, or a summary of any Board meeting other than executive session to be available to members within 30 days of the meeting. Civil Code section 5210 makes Board and member meeting minutes permanently subject to inspection and ties Board-minute access to the section 4950 timetable.

Five confirmed overdue record gaps

Meeting	30-day date	Status / record note
June 10, 2026	July 10, 2026	OVERDUE - Agenda present. June 23 minutes state the June 10 minutes were approved, but the June 10 minutes are not in the available record.
July 8, 2026	August 7, 2026	OVERDUE - Agenda present. Open meeting confirmed held. No minutes, draft minutes, or summary in the available record.
July 28, 2026	August 27, 2026	OVERDUE - Agenda present. Meeting confirmed held. No minutes, draft minutes, or summary in the available record.
August 4, 2026	September 3, 2026	OVERDUE - Agenda present. Meeting confirmed held. No minutes, draft minutes, or summary in the available record.
August 18, 2026	September 17, 2026	OVERDUE - Agenda present. Meeting confirmed held. No minutes, draft minutes, or summary in the available record.

Why the gap matters

Meeting minutes are the Association's official record of Board action. When minutes are missing, owners cannot readily verify what motions were made, what votes occurred, what contracts or expenditures were approved, or whether later communications match the Board's recorded decisions.

Held meetings not yet 30 days old as of September 22

Meeting	30-day date	Current record
August 25, 2026	September 24, 2026	Agenda present; meeting confirmed held; minutes not in available record.
September 1, 2026	October 1, 2026	Agenda present; meeting confirmed held; minutes not in available record.
September 10, 2026	October 10, 2026	Agenda present; meeting confirmed held; minutes not in available record.

September 22, 2026 - canceled

An agenda was issued, but the owner confirms the noticed September 22 meeting did not occur. It is not treated as a held open meeting for this minutes-status inventory.

Record limitation and correction policy

This report describes the records currently available to the independent owner-maintained site. It does not state that a document never existed merely because it has not been provided or located. If the Association or an owner provides a missing minute, proposed draft, summary, signed version, or correction, the archive and status will be updated promptly.