

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | March 24, 2026 | Zoom Web Meeting | :

00 PM Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 869 8268 9201

Agenda

1. **Call to Order** 6:00 PM

2. **Board Vacancy Announcement & Appointment**

3. **Management Report**

4. **Minutes**

a. Review & Approve February 2026

5. **Financial**

a. Review January & February Financials

b. Collection & Lien Approval, if needed

c. CPA Review & Taxes

6. **Open Issues/Items from Prior Meeting(s)**

a. Fire Hydrant Testing – New Vendor

b. Backflow Testing

c. Fence Work – Quote Discussion & Next Steps

d. Fire Mitigation

7. **New Action Items**

a. Landscaping Proposal – Wood Chips/Rock

b. Lighting/Lamp Posts

c. Roofing – Replacement Proposals Pending

8. **Owners Forum**

9. **Next Meeting Date:** April 22, 2026

10. **Adjourn to Executive Session**

Executive Session

1. **Personnel**

2026 Meeting Schedule; subject to change with notice

April 22, May 27, June 24, August 26, September 23, October 28, November: TBD, December: TBD

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | March 24, 2026 | Zoom Web Meeting | :

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9. **Next Meeting Date:** April 22, 2026

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Executive Session

1. **Personnel**

2026 Meeting Schedule; subject to change with notice

April 22, May 27, June 24, August 26, September 23, October 28, November: TBD, December: TBD

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | January 27, 2026 | Zoom Web Meeting

Executive Session: 6:00 PM (Board Only) | Open Session: 6:15 PM

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 869 8268 9201

Executive Session Agenda (Board Only)

1. Call to Order 6:00 PM
2. Legal
3. Adjourn to Open Session

Open Session Agenda

1. Call to Order 6:15 PM
2. Owner Portal
3. Minutes
 - a. Review & Approve December 16, 2025
 - b. DocuSign to be Sent & Updated on Portal
4. Financial
 - a. Review November & December 2025 Financials
 - b. Collection & Lien Approval, if needed
5. Open Issues/Items from Prior Meeting(s)
 - a. Roof Leaks
 - b. Stucco/Building Leaks
 - c. Trees/Removals
 - d. Fire Hydrant Testing Proposal Review
 - e. Backflow Device Testing Proposals
 - f. Fire Mitigation
6. 2026 Reserve Study – Priority Projects
 - a. Roofs
 - b. Streets (asphalt/concrete)
 - c. Buildings – Repainting
 - d. Metal fences / Entry Gates / Railings
7. Treasurer Resignation
 - a. Treasurer Fong
8. Owners Forum
9. Adjourn

2026 Meeting Schedule; subject to change with notice

February 25, March 25, April 22, May 27, June 24, August 26, September 23, October 28,
November: TBD, December: TBD

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | January 27, 2026 | Zoom Web Meeting

Executive Session: 6:00 PM (Board Only) | Open Session: 6:15 PM

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2026 Meeting Schedule; subject to change with notice

February 25, March 25, April 22, May 27, June 24, August 26, September 23, October 28,
November: TBD, December: TBD

Cantrice Court Condominium Association

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

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 869 8268 9201

Agenda

1. **Call to Order** 6:00 PM
2. **Board Vacancy Announcement**
3. **Minutes**
 - a. Review & Approve January 2026
4. **Financial**
 - a. Review December 2025 & January 2026 Financials
 - b. Collection & Lien Approval, if needed
 - c. Owner Financial Copy – Uploading to Portal – Discussion on what to keep or redact due to ADR letter from an owner
5. **Open Issues/Items from Prior Meeting(s)**
 - a. Tree Trimming & Removal(s) – Review & Approve
 - b. Fence Work – Quotes pending
 - c. Fire Mitigation
6. **New Action Items**
 - a. Landscaping Proposal
7. **Next Meeting Date:** March 25, 2025
8. **Adjourn**

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March 25, April 22, May 27, June 24, August 26, September 23, October 28, November: TBD,
December: TBD

Cantrice Court Condominium Association

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March 25, April 22, May 27, June 24, August 26, September 23, October 28, November: TBD,
December: TBD

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | January 27, 2026 | 6:15 PM

Present

Mark R.	Term Expires
William M.	Term Expires
Trevor F.	Term Expires
Stephen T.	Term Expires
Mike B.	Term Expires

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 6:15 PM.

Meeting Minutes

- a. It was MSC to approve the December meeting minutes as provided by Community One Property Management.

Financial Update

- a. The Board reviewed the November financials as provided by HOA Accounting Services.
- b. No collections items were to be discussed at this time.

Roof Leaks/Stucco & Building Leaks

This topic was discussed. After the storms there were several leaks and window issues. Some items might no be roof leaks but cracks in stucco making it appear of a roof leak when in fact its due to stucco/window issues. All require investigation.

Tree Trimming & Removal(s)

This topic is being discussed and investigated. Board will have vendors provide a bid to on tree trimming/thinning and building clearance.

Fire Hydrant Testing:

It was MSC to approve the bid provided by R&R Fire Protection Inc at the cost of \$3,000.00 for the testing of 9 fire hydrants.

Backflow Testing

This topic was discussed. Management working on proposals.

2026 Reserve Study – Priority Projects

This topic was discussed. The Board went over items such as roof, streets, concrete, building maintenance and fencing. All items will be addressed as an as-needed basis as well as preventative maintenance. Bids will be requested accordingly.

Treasurer Resignation

Treasurer Trevor resigned from the Board of Directors effective after this meeting.

Open Forum

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

Adjourn

Being that there was no further business to discuss the Board of Directors meeting was adjourned at 7:18 PM.

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

Secretary/Board Member

Date

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | January 27, 2026 | 6:15 PM

Present

Mark R.	Term Expires
William M.	Term Expires
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Secretary/Board Member

Date

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | April 28, 2026 | Zoom Web Meeting | 6:00 PM

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 869 8268 9201

Agenda

1. Call to Order 6:00 PM
2. Minutes
 - a. Review & Approve March Meeting Minutes
3. Management Report
 - a. Site Inspection
4. Financial
 - a. Review March Financials (Owner copy uploaded on Portal)
 - b. Collection & Lien Approval, if needed
5. Open Issues/Items from Prior Meeting(s)
 - a. Fire Hydrant Testing
 - b. Backflow Testing
 - c. Fences & Gates
 - d. Fire Mitigation
 - e. Roof Replacement
 - f. Lighting & Lamp Posts
6. New Action Items
 - a. Driveway Advertisements
 - b. Address Signs
 - c. Coyote Barrier/Fence
 - d. Fire Optic Internet
 - e. Pool & Spa
7. Next Meeting Date: May 26, 2026; 6:00 PM
8. Adjourn to Executive Session

Executive Session Agenda

1. Personnel Issues

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | April 28, 2026 | Zoom Web Meeting | 6:00 PM

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 869 8268 9201

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2. Minutes
 - a. Review & Approve March Meeting Minutes
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 - a. Review March Financials (Owner copy uploaded on Portal)
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 - a. Fire Hydrant Testing
 - b. Backflow Testing
 - c. Fences & Gates
 - d. Fire Mitigation
 - e. Roof Replacement
 - f. Lighting & Lamp Posts
6. New Action Items
 - a. Driveway Advertisements
 - b. Address Signs
 - c. Coyote Barrier/Fence
 - d. Fire Optic Internet
 - e. Pool & Spa
7. Next Meeting Date: May 26, 2026; 6:00 PM
8. Adjourn to Executive Session

Executive Session Agenda

1. Personnel Issues

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | May 26, 2026 | Zoom Web Meeting | 6:00 PM

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 869 8268 9201

Agenda

1. Call to Order 6:00 PM
2. Board Vacancy
 - a. Appointment of Directors
3. Minutes
 - a. Review & Approve April 28, 2026
4. Financial
 - a. Review April 30, 2026 Financials
 - b. Collection & Lien Approval, if needed
 - c. Owner Financial Copy – Uploading to Portal
5. Open Issues/Items from Prior Meeting(s)
 - a. Roof Repair or Replacement Proposal Review
 - b. Lamp Post Replacement Proposal Review
 - c. Fire Mitigation
 - d. Fiber Internet – anything new?
6. New Action Items
 - a. Cost for Retaining Wall
 - b. Rental Restriction Amendment – Proposal Review & Process
 - c. Communication Policy Review
 - d. Code of Conduct Policy Review
7. Next Meeting Date: June 23, 2026 at 6:00 PM
8. Adjourn to Executive Session

Executive Session Agenda

1. Legal
2. Collections
3. Hearings
4. Personnel Issues
5. Contracts

2026 Meeting Schedule; subject to change with notice

June 23, August 25, September 22, October 27, November: TBD, December: TBD

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | May 26, 2026 | Zoom Web Meeting | 6:00 PM

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 869 8268 9201

Agenda

1. Call to Order 6:00 PM
2. Board Vacancy
 - a. Appointment of Directors
3. Minutes
 - a. Review & Approve April 28, 2026
4. Financial
 - a. Review April 30, 2026 Financials
 - b. Collection & Lien Approval, if needed
 - c. Owner Financial Copy – Uploading to Portal
5. Open Issues/Items from Prior Meeting(s)
 - a. Roof Repair or Replacement Proposal Review
 - b. Lamp Post Replacement Proposal Review
 - c. Fire Mitigation
 - d. Fiber Internet – anything new?
6. New Action Items
 - a. Cost for Retaining Wall
 - b. Rental Restriction Amendment – Proposal Review & Process
 - c. Communication Policy Review
 - d. Code of Conduct Policy Review
7. Next Meeting Date: June 23, 2026 at 6:00 PM
8. Adjourn to Executive Session

Executive Session Agenda

1. Legal
2. Collections
3. Hearings
4. Personnel Issues
5. Contracts

2026 Meeting Schedule; subject to change with notice

June 23, August 25, September 22, October 27, November: TBD, December: TBD

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | June 23, 2026 | Zoom Web Meeting | 6:00 PM

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 869 8268 9201

Agenda

1. Call to Order 6:00 PM
2. Minutes
 - a. Review & Approve May 26, 2026 & June 10, 2026
3. Financial
 - a. Review May 2026 Financials
 - b. Collection & Lien Approval, if needed
 - c. Owner Financial Copy – Uploading to Portal Automatically Now
4. Open Issues/Items from Prior Meeting(s)
 - a. Mesh Screen Vents, Fire Mitigation Home Hardening – Review Quote & Approve
 - b. Roof Replacements – Status Update (Approved on June 10th)
 - c. Property Insurance Quote – Review & Approve
5. New Action Items
 - a. Policy Review from Legal & Approved
 - i. Communications Policy
 - ii. Enforcement & Fine Policy
 - iii. Anti-Harassment Policy
 - iv. Collection Policy
 - b. Fiber Optic Internet – Entry Agreement – Review & Approve
 - c. Property Management – Contract Renewal – Review & Approve
 - d. Approve Nominating Committee & Members for Annual Meeting
6. Next Meeting Date: July 28, 2026 at 6:00 PM
7. Adjourn to Executive Session

Executive Session Agenda

1. Legal
2. Collections
3. Hearings
4. Personnel Issues
5. Contracts

2026 Meeting Schedule; subject to change with notice

July 28, August 25, September 22, October 27, November: TBD, December: TBD

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | June 23, 2026 | Zoom Web Meeting | 6:00 PM

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 869 8268 9201

Agenda

1. Call to Order 6:00 PM
2. Minutes
 - a. Review & Approve May 26, 2026 & June 10, 2026
3. Financial
 - a. Review May 2026 Financials
 - b. Collection & Lien Approval, if needed
 - c. Owner Financial Copy – Uploading to Portal Automatically Now
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 - b. Fiber Optic Internet – Entry Agreement – Review & Approve
 - c. Property Management – Contract Renewal – Review & Approve
 - d. Approve Nominating Committee & Members for Annual Meeting
6. Next Meeting Date: July 28, 2026 at 6:00 PM
7. Adjourn to Executive Session

Executive Session Agenda

1. Legal
2. Collections
3. Hearings
4. Personnel Issues
5. Contracts

2026 Meeting Schedule; subject to change with notice

July 28, August 25, September 22, October 27, November: TBD, December: TBD

Cantrice Court Condominium Association

Board of Directors Meeting Agenda

Wednesday July 8, 2026 | Zoom Web Meeting | 6:30 PM

Zoom Weblink:

<https://us06web.zoom.us/j/81892799833?pwd=cKJy8pc4fhCmUJwJtgYalnvBcgbyq.1>

Meeting ID: 818 9279 9833 Passcode: 258132

Agenda - Open Session

1. Call to Order 6:30 PM

2. Open Issues/Items from Prior Meeting(s)

a. Mesh Screen Vents, Fire Mitigation Home Hardening - Review Quotes & Approve

b. Membership Voing Items - Review & Approve; Next Steps for 30-day voting period

1. To Abandon 100% Property Insurance Requirement

2. To Amend CC&Rs to Relax 100% Property Insurance Requirement

3. To Approve a RESERVE Special Assessment of \$2.5 million (total \$25,508 for each owner spread across four (4) years)

3. Property Insurance - Status & Next Steps

4. Election for Directors - Call for Candidates

5. Open Forum

6. Adjourn to Executive Session

Agenda - Executive Session

1. Legal - Discussion on open legal issue(s)

Cantrice Court Condominium Association

Board of Directors Meeting Agenda

Wednesday July 8, 2026 | Zoom Web Meeting | 6:30 PM

Zoom Weblink:

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Meeting ID: 818 9279 9833 Passcode: 258132

Agenda - Open Session

1. Call to Order 6:30 PM

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b. Membership Voing Items - Review & Approve; Next Steps for 30-day voting period

1. To Abandon 100% Property Insurance Requirement

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3. To Approve a RESERVE Special Assessment of \$2.5 million (total \$25,508 for each owner spread across four (4) years)

3. Property Insurance - Status & Next Steps

4. Election for Directors - Call for Candidates

5. Open Forum

6. Adjourn to Executive Session

Agenda - Executive Session

1. Legal - Discussion on open legal issue(s)

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

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

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Secretary/Board Member

Date

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
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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 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

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
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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 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

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

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

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | May 5, 2026 | Open Session | 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 6:00 PM.

Executive Session Notation

The Board held an Executive Session from 5:00 PM to 5:59 PM to meet with the Associations legal Counsel to discuss an ADR (alternative dispute resolution) issue.

Police Review & Process

- a. **Communication and Conduct Policy:** This topic was tabled at this time.
- b. **Approval to Send for 28-day review and comment period:** This procedure was tabled at this time.

Open Forum

There were four (4) owners on the call; various topics were discussed.

Adjourn

Being that there was no further business to discuss the Board of Directors meeting was adjourned at 6:09 PM.

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

Secretary/Board Member

Date

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | May 5, 2026 | Open Session | 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 6:00 PM.

Executive Session Notation

The Board held an Executive Session from 5:00 PM to 5:59 PM to meet with the Associations legal Counsel to discuss an ADR (alternative dispute resolution) issue.

Police Review & Process

- a. **Communication and Conduct Policy:** This topic was tabled at this time.
- b. **Approval to Send for 28-day review and comment period:** This procedure was tabled at this time.

Open Forum

There were four (4) owners on the call; various topics were discussed.

Adjourn

Being that there was no further business to discuss the Board of Directors meeting was adjourned at 6:09 PM.

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

Secretary/Board Member

Date

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
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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 6:03 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 gates.

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

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
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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 6:03 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

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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

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | June 23, 2026 | Open Session | 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.

Minutes

It was **MSC** to approve the May 5th, May 26th and June 10th meeting minutes as presented.

Financials

The Board reviewed the May 2026 Financials as prepared by HOA Accounting Services.

Open Issues/Items from Prior Meeting(s)

- a. Mesh Screen Vents: This topic was discussed but no action was taken at this time.
- b. Fences & Gates: It was MSC to approve the cost of \$2,600.00 for gate repair and painting by Under Pressure Cleaning and Maintenance.
- c. Property Insurance: This topic was discussed but was still in the proposal process.
- d. Community Voting Items
 - a. Larger Reserve Options – Special Assessment: It was MSC to approve a Special Assessment vote by the Membership for \$2,500,000.00. This amount will go to the membership for a vote and is to be paid over 4 years. As scheduled: 2027: \$6,377.00, 2028: \$6,377.00, 2029: \$6,377.00 & 2030: \$6,377.00
 - b. CC&R Change: Property Insurance: This topic was tabled at this time.
 - c. CC&R Change: Rental Restrictors: This topic was tabled at this time
 - d. CC&R Change: General – Review & Approve: : This topic was tabled at this time.

New Action Item(s)

a. Policy Review from Legal, Approve 7 Next Steps before Adoption

- a. Communications:** It was MSC to approve this policy to be published for 28-day review and comment period.
- b. Anti-Harassment:** It was MSC to approve this policy to be published for 28-day review and comment period.
- c. Collections:** It was MSC to approve this policy to be published for 28-day review and comment period.
- d. Enforcement:** It was MSC to approve this policy to be published for 28-day review and comment period.

b. Fiber Optic Internet: This topic was discussed. A Board Member got Fiber at his home without any issues. Will obtain information and update.

c. Committee Formation; Nomination Committee: It was MSC to form a Nomination Committee. Members who were presented stepped forward are Don and Mike.

d. Contract Review – Community One: It was MSC to renew the contract with Management for another year at the same cost per month.

Open Forum

There were fifteen (15) owners on the call; various topics were discussed.

Adjourn

Being that there was no further business to discuss the Board of Directors meeting was adjourned to Executive Session at 7:07 PM.

Executive Session Notation: An Executive Session was held from 7:07 PM to 7:27 PM to discuss legal issues within the Association.

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

Secretary/Board Member

Date

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | June 23, 2026 | Open Session | 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.

Minutes

It was **MSC** to approve the May 5th, May 26th and June 10th meeting minutes as presented.

Financials

The Board reviewed the May 2026 Financials as prepared by HOA Accounting Services.

Open Issues/Items from Prior Meeting(s)

- a. Mesh Screen Vents: This topic was discussed but no action was taken at this time.
- b. Fences & Gates: It was MSC to approve the cost of \$2,600.00 for gate repair and painting by Under Pressure Cleaning and Maintenance.
- c. Property Insurance: This topic was discussed but was still in the proposal process.
- d. Community Voting Items
 - a. Larger Reserve Options – Special Assessment: It was MSC to approve a Special Assessment vote by the Membership for \$2,500,000.00. This amount will go to the membership for a vote and is to be paid over 4 years. As scheduled: 2027: \$6,377.00, 2028: \$6,377.00, 2029: \$6,377.00 & 2030: \$6,377.00
 - b. CC&R Change: Property Insurance: This topic was tabled at this time.
 - c. CC&R Change: Rental Restrictors: This topic was tabled at this time
 - d. CC&R Change: General – Review & Approve: : This topic was tabled at this time.

New Action Item(s)

a. Policy Review from Legal, Approve 7 Next Steps before Adoption

- a. Communications:** It was MSC to approve this policy to be published for 28-day review and comment period.
- b. Anti-Harassment:** It was MSC to approve this policy to be published for 28-day review and comment period.
- c. Collections:** It was MSC to approve this policy to be published for 28-day review and comment period.
- d. Enforcement:** It was MSC to approve this policy to be published for 28-day review and comment period.

b. Fiber Optic Internet: This topic was discussed. A Board Member got Fiber at his home without any issues. Will obtain information and update.

c. Committee Formation; Nomination Committee: It was MSC to form a Nomination Committee. Members who were presented stepped forward are Don and Mike.

d. Contract Review – Community One: It was MSC to renew the contract with Management for another year at the same cost per month.

Open Forum

There were fifteen (15) owners on the call; various topics were discussed.

Adjourn

Being that there was no further business to discuss the Board of Directors meeting was adjourned to Executive Session at 7:07 PM.

Executive Session Notation: An Executive Session was held from 7:07 PM to 7:27 PM to discuss legal issues within the Association.

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

Secretary/Board Member

Date

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | August 4, 2026 | Zoom Web Meeting | 7:00 PM

Zoom Weblink:

<https://us06web.zoom.us/j/82093104830?pwd=BzFhwzaalT8oC4B03yyQNiBnJWKy33.1>

Zoom Dial In: (669) 900-6833 Meeting ID: 820 9310 4830 Passcode: 491412

Agenda

1. Call to Order 7:00 PM
2. Financial
 - a. Reserve Funding – Special Assessment \$2,000,000.00 – HOA Loan
Review & approve to proceed to Balloting Process
3. Owners Forum
4. Adjourn

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | August 4, 2026 | Zoom Web Meeting | 7:00 PM

Zoom Weblink:

<https://us06web.zoom.us/j/82093104830?pwd=BzFhwzaalT8oC4B03yyQNiBnJWKy33.1>

Zoom Dial In: (669) 900-6833 Meeting ID: 820 9310 4830 Passcode: 491412

Agenda

1. Call to Order 7:00 PM
2. Financial
 - a. Reserve Funding – Special Assessment \$2,000,000.00 – HOA Loan
Review & approve to proceed to Balloting Process
3. Owners Forum
4. Adjourn

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | July 28, 2026 | Zoom Web Meeting | 6:30 PM

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 869 8268 9201

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|-------------------------|--------|---------|
| 1. Call to Order | Agenda | 6:30 PM |
|-------------------------|--------|---------|
-
- 2. Financial**
 - a. Review June Financials
 - b. Discussion on 6-months of Financials – Half year review
 - c. Collection & Lien Approval, if needed

 - 3. Open Forum (1st of 2) – Comments on New Policies Only**
 - a. Communications
 - b. Anti-Harassment
 - c. Collections
 - d. Enforcement

 - 4. New Policies – Approve**
 - a. Communications
 - b. Anti-Harassment
 - c. Collections
 - d. Enforcement

 - 5. Action Items**
 - a. Property & Liability Insurance – Status
 - b. Roof Replacement – Status Updates

 - 6. Open Issues/Items from Prior Meeting(s)**
 - a. Mesh screen vents; fire mitigation home hardening – Review Quotes and Approve
 - b. Membership Voting Items
 - i. Prior Written Approval to Abandon 100% Property Insurance Requirement – Status
 - ii. Amend CC&Rs to Relax 100% Property Insurance Requirement – Review and Approve to proceed to be sent to owners
 - iii. Approve Reserve Special Assessment of \$2.5 Million (total \$25,510 for each home payable over 4 years)

 - 7. Election for Directors – Notice for Candidates- Status**

 - 8. Owners Forum (2nd of 2)**

 - 9. Adjourn Open meeting and move to Executive Session – Legal**

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | July 28, 2026 | Zoom Web Meeting | 6:30 PM

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 869 8268 9201

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|-------------------------|--------|---------|
| 1. Call to Order | Agenda | 6:30 PM |
|-------------------------|--------|---------|
-
- 2. Financial**
 - a. Review June Financials
 - b. Discussion on 6-months of Financials – Half year review
 - c. Collection & Lien Approval, if needed
 - 3. Open Forum (1st of 2) – Comments on New Policies Only**
 - a. Communications
 - b. Anti-Harassment
 - c. Collections
 - d. Enforcement
 - 4. New Policies – Approve**
 - a. Communications
 - b. Anti-Harassment
 - c. Collections
 - d. Enforcement
 - 5. Action Items**
 - a. Property & Liability Insurance – Status
 - b. Roof Replacement – Status Updates
 - 6. Open Issues/Items from Prior Meeting(s)**
 - a. Mesh screen vents; fire mitigation home hardening – Review Quotes and Approve
 - b. Membership Voting Items
 - i. Prior Written Approval to Abandon 100% Property Insurance Requirement – Status
 - ii. Amend CC&Rs to Relax 100% Property Insurance Requirement – Review and Approve to proceed to be sent to owners
 - iii. Approve Reserve Special Assessment of \$2.5 Million (total \$25,510 for each home payable over 4 years)
 - 7. Election for Directors – Notice for Candidates- Status**
 - 8. Owners Forum (2nd of 2)**
 - 9. Adjourn Open meeting and move to Executive Session – Legal**

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | August 11, 2026 | Zoom Web Meeting | 7:00 PM

Zoom Weblink:

<https://us06web.zoom.us/j/81217380495?pwd=kYkoJjwY90clZO6z9sXjgrcAETUok.1>

Zoom Dial In: (669) 900-6833 Meeting ID: 812 1738 0495 Passcode: 859466

Agenda

1. Call to Order
2. Roofing
 - a. Roofing Company Presentations
 - b. Roof Replacement Plans / Timeline
 - c. Proposal Review – Split Project? Same Company?
 - d. Owner offer
3. HOA Loan / Reserve Special Assessment
 - a. Review & Approve: Loan, 15-year Term
 - b. Status / Timeline
4. Property & Liability Insurance
 - a. Excess Policy Quote Review & Approve
5. Fire Mitigation - Gable Mesh Screens Review & Approve
6. Director Election
 - a. Status
7. Owners Forum
8. Adjourn to Executive Session

Executive Session Agenda

1. Legal
2. Collections
3. Hearings
4. Personnel Issues
5. Contracts

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | August 11, 2026 | Zoom Web Meeting | 7:00 PM

Zoom Weblink:

<https://us06web.zoom.us/j/81217380495?pwd=kYkoJjwY90clZO6z9sXjgrcAETUok.1>

Zoom Dial In: (669) 900-6833 Meeting ID: 812 1738 0495 Passcode: 859466

Agenda

1. Call to Order
2. Roofing
 - a. Roofing Company Presentations
 - b. Roof Replacement Plans / Timeline
 - c. Proposal Review – Split Project? Same Company?
 - d. Owner offer
3. HOA Loan / Reserve Special Assessment
 - a. Review & Approve: Loan, 15-year Term
 - b. Status / Timeline
4. Property & Liability Insurance
 - a. Excess Policy Quote Review & Approve
5. Fire Mitigation - Gable Mesh Screens Review & Approve
6. Director Election
 - a. Status
7. Owners Forum
8. Adjourn to Executive Session

Executive Session Agenda

1. Legal
2. Collections
3. Hearings
4. Personnel Issues
5. Contracts

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Agenda

June 10, 2026 (Wed) | 6:00 PM | Zoom

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 86982689201

Open Session - Agenda

1. **Call to Order**
2. **Minutes**
 - a. Review & Approve May 2026
3. **New Action Items**
 - a. Funding Major Projects in 2026, next year and years after - Discussion & Planning
4. **Open Issues/Items from Prior Meeting(s)**
 - a. Mesh Screen Vents, Fire Mitigation Home Hardening - Review Quotes & Approve
 - b. Fences & Gates - Review Quotes & Approve
 - c. Roof Replacement - Review Quotes & Approve
 - d. Property & Liability Insurance
 - e. 2026 Election
5. **Owners Forum**
6. **Next Meeting Date:** June 23, 2026 (Tues)
7. **Adjourn to Executive Session**

Executive Session - Agenda

1. **Legal**

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Agenda

June 10, 2026 (Wed) | 6:00 PM | Zoom

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

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 - d. Property & Liability Insurance
 - e. 2026 Election
5. **Owners Forum**
6. **Next Meeting Date:** June 23, 2026 (Tues)
7. **Adjourn to Executive Session**

Executive Session - Agenda

1. **Legal**

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | July 14, 2026 | 6:30 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

None

Call to Order

It was **MSC** to call the Board of Directors Meeting to order at 6:31 PM.

Meeting Minutes

- a. No prior meeting minutes were presented.

Financial Update

- a. No financial update.

Open Issues/Items from Prior Meeting(s)

- a. It was MSC to approve sending to owners Prior Written Approval Vote to Abandon 100% Property Insurance Requirement
- b. It was MSC to hire Ballot Box for secret-ballot vote for CC&Rs Amendment for 100% Property Insurance Requirement
- c. Discussion of Agenda Items

New Action Item(s)

None

Open Forum

There were forty (40) owners on the call; various topics were discussed.

Next Meeting

The next Board of Directors meeting will be held on July 21, 2026 at 6:30 PM via zoom.

Adjourn

Being that there was no further business to discuss the Board of Directors meeting was adjourned at 7:45 PM.

Executive Session Notation:

An Executive Session to discuss legal issues was called to order at 6:00 PM and adjourned at 6:30 PM.

The Executive Session held on July 8, 2026 discussed open legal issues.

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

Secretary/Board Member

Date

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | July 14, 2026 | 6:30 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

None

Call to Order

It was **MSC** to call the Board of Directors Meeting to order at 6:31 PM.

Meeting Minutes

- a. No prior meeting minutes were presented.

Financial Update

- a. No financial update.

Open Issues/Items from Prior Meeting(s)

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- b. It was MSC to hire Ballot Box for secret-ballot vote for CC&Rs Amendment for 100% Property Insurance Requirement
- c. Discussion of Agenda Items

New Action Item(s)

None

Open Forum

There were forty (40) owners on the call; various topics were discussed.

Next Meeting

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The Executive Session held on July 8, 2026 discussed open legal issues.

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

Secretary/Board Member

Date

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | Aug 11 2026 | 7:00 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

John Condon, Total Armor Roofing, Westlake Village
Bar Tzidon, Infinity Roofers Inc, Simi Valley

Call to Order

It was **MSC** to call the Board of Directors Meeting to order at 7:00 PM.

Roofing

1. John Condon, Total Armor Roofing, Westlake Village - presentation and Q&A
2. Bar Tzidon, Infinity Roofers Inc, Simi Valley - presentation and Q&A

RESERVE Special Assessment funded by HOA Loan

1. It was MSC to approve HOA Loan Term to be 15 year term.

Property & Liability Insurance

1. It was MSC to approve purchase of Helix Underwriting Partners Excess Property Proposal,
coverage \$9,806,516 per Occurrence, Premium (12 months) \$38,951.

Fire Mitigation - Gable Mesh Screens

None

Director Election

Three (3) submitted a Candidate Registration Form by the Deadline, for two (2) Board seats:

- Anita Stieglitz
- Mark Reynders
- William Mills

60-day / pre-ballot notice planned to be sent on 8/14/26 (Fri)

Open Forum

There were twenty-six (26) owners on the call; various topics were discussed.

Next Meeting

The next Board of Directors meeting will be held on Aug 18, 2026 at 6:30 PM via zoom.

Adjourn

Being that there was no further business to discuss the Board of Directors meeting was adjourned at 8:15 PM.

Executive Session Notation:

An Executive Session to discuss legal issues was called to order at 8:15 PM and adjourned at 8:25 PM.

There was no Executive Session held on Aug 4, 2026.

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

Secretary/Board Member

Date

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | Aug 11 2026 | 7:00 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

John Condon, Total Armor Roofing, Westlake Village
Bar Tzidon, Infinity Roofers Inc, Simi Valley

Call to Order

It was **MSC** to call the Board of Directors Meeting to order at 7:00 PM.

Roofing

1. John Condon, Total Armor Roofing, Westlake Village - presentation and Q&A
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Director Election

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60-day / pre-ballot notice planned to be sent on 8/14/26 (Fri)

Open Forum

There were twenty-six (26) owners on the call; various topics were discussed.

Next Meeting

The next Board of Directors meeting will be held on Aug 18, 2026 at 6:30 PM via zoom.

Adjourn

Being that there was no further business to discuss the Board of Directors meeting was adjourned at 8:15 PM.

Executive Session Notation:

An Executive Session to discuss legal issues was called to order at 8:15 PM and adjourned at 8:25 PM.

There was no Executive Session held on Aug 4, 2026.

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

Secretary/Board Member

Date

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | August 18, 2026 | Zoom Web Meeting | 7:00 PM

Zoom Weblink:

<https://us06web.zoom.us/j/83685122677?pwd=rDY4l4EW3r0M9lHlFNIv4GZbcCLNOW.1>

Zoom Dial In: (669) 900-6833 Meeting ID: 836 8512 2677 Passcode: 960705

Agenda

1. Call to Order
2. RESERVE Special Assessment & HOA Loan - Approve Letter to Owners and Ballot
3. Owners Forum
4. Owners Forum
5. Adjourn to Executive Session

Executive Session Agenda

1. Legal
2. Collections
3. Hearings
4. Personnel Issues
5. Contracts

Cantrice Court Condominium Association

Board of Directors Meeting Agenda | August 18, 2026 | Zoom Web Meeting | 7:00 PM

Zoom Weblink:

<https://us06web.zoom.us/j/83685122677?pwd=rDY4l4EW3r0M9lHlFNIv4GZbcCLNOW.1>

Zoom Dial In: (669) 900-6833 Meeting ID: 836 8512 2677 Passcode: 960705

Agenda

1. Call to Order
2. RESERVE Special Assessment & HOA Loan - Approve Letter to Owners and Ballot
3. Owners Forum
4. Owners Forum
5. Adjourn to Executive Session

Executive Session Agenda

1. Legal
2. Collections
3. Hearings
4. Personnel Issues
5. Contracts

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Agenda

August 25, 2026 | 7:00 PM | Zoom Web Meeting

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 869 8268 9201

Agenda

1. Call to Order

2. Minutes

- a. Review & Approve
- b. Post to Web portal once signed by Don

3. Financial

- a. Review July Financial
- b. Collection and Lien Approval, if Any
- c. 2027 Budget Discussion

4. Action Items

- a. Community Wide Roof Replacement Project
 - i. Approve Reserve Special Assessment Letter
 - ii. Approve Letter to Owners & Ballot
 - iii. Approve: Using 2 roofers
 - iv. Approve: Use HOA Accounting Services for Reserve Special Assessment

5. Election for Board of Directors

- a. Update

6. Owners Forum

7. Adjourn to Executive Session

Executive Session Agenda

- 1. Legal
- 2. Collection
- 3. Contract(s)
- 4. Personnel Issues

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Agenda

August 25, 2026 | 7:00 PM | Zoom Web Meeting

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 869 8268 9201

Agenda

1. Call to Order

2. Minutes

- a. Review & Approve
- b. Post to Web portal once signed by Don

3. Financial

- a. Review July Financial
- b. Collection and Lien Approval, if Any
- c. 2027 Budget Discussion

4. Action Items

- a. Community Wide Roof Replacement Project
 - i. Approve Reserve Special Assessment Letter
 - ii. Approve Letter to Owners & Ballot
 - iii. Approve: Using 2 roofers
 - iv. Approve: Use HOA Accounting Services for Reserve Special Assessment

5. Election for Board of Directors

- a. Update

6. Owners Forum

7. Adjourn to Executive Session

Executive Session Agenda

- 1. Legal
- 2. Collection
- 3. Contract(s)
- 4. Personnel Issues

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Agenda

September 10, 2026 | Thursday 7:00 PM | Zoom Web Meeting

Zoom Weblink:

<https://us06web.zoom.us/j/88155436829?pwd=wXL7bio8w8GrXLHhqov2FKNVrp1oGT.1>

Meeting ID: 881 5543 6829. Passcode: 007526

Open Session Agenda - all homeowners

1. Call to Order
2. Election for Board of Directors - Candidate Disqualification Vote
3. Special Assessment for roof project
4. Owners Forum
5. Adjourn to Executive Session

Executive Session Agends - Board Members only

1. Legal
2. Collections
3. Hearings
4. Personnel Issues
5. Contracts

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Agenda

September 10, 2026 | Thursday 7:00 PM | Zoom Web Meeting

Zoom Weblink:

<https://us06web.zoom.us/j/88155436829?pwd=wXL7bio8w8GrXLHhqov2FKNVrp1oGT.1>

Meeting ID: 881 5543 6829. Passcode: 007526

Open Session Agenda - all homeowners

1. Call to Order
2. Election for Board of Directors - Candidate Disqualification Vote
3. Special Assessment for roof project
4. Owners Forum
5. Adjourn to Executive Session

Executive Session Agends - Board Members only

1. Legal
2. Collections
3. Hearings
4. Personnel Issues
5. Contracts

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Agenda

Tuesday, September 22, 2026 | Zoom Web Meeting | 7:00 PM

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 869 8268 9201

Agenda

1. Call To Order

2. Minutes: Review & Approve

- a. August & Others
- b. Post to Web Portal

3. Financials

- a. Review & Approve Most Recent Financial (Owner Copy Online)
- b. 2027 Budget Discussion – Draft ready by October Meeting
- c. 2027 Reserve Study Draft Review

4. New Action Items

- a. Fire Extinguisher Requirement

5. Owner Secret-Ballot Opening

- a. Special Assessment: Roofing Project
- b. Elections: Board of Directors

6. Owners Forum

7. Adjourn to Executive Session

Executive Session Agenda

- 1. Legal
- 2. Contract(s)
- 3. Hearing
- 4. Personnel Issues

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Agenda

Tuesday, September 22, 2026 | Zoom Web Meeting | 7:00 PM

Zoom Weblink: <https://us02web.zoom.us/j/86982689201>

Zoom Dial In: (669) 900-6833 Meeting ID: 869 8268 9201

Agenda

1. Call To Order

2. Minutes: Review & Approve

- a. August & Others
- b. Post to Web Portal

3. Financials

- a. Review & Approve Most Recent Financial (Owner Copy Online)
- b. 2027 Budget Discussion – Draft ready by October Meeting
- c. 2027 Reserve Study Draft Review

4. New Action Items

- a. Fire Extinguisher Requirement

5. Owner Secret-Ballot Opening

- a. Special Assessment: Roofing Project
- b. Elections: Board of Directors

6. Owners Forum

7. Adjourn to Executive Session

Executive Session Agenda

- 1. Legal
- 2. Contract(s)
- 3. Hearing
- 4. Personnel Issues