

**Candlewood Estates Homeowners Association**

**Board of Directors Meeting**

**March 26, 2025**

**Open Session Minutes**

**CALL TO ORDER:** The regular scheduled meeting of Candlewood Estates Homeowners Association Board of Directors was called to order at 6:22pm by Board President Nasrin Soliman at the pool area.

**BOARD MEMBERS PRESENT:**

❖ Nasrin Soliman	President
❖ Connie Gerardi	Vice President
❖ Ronnie Sasso	Secretary
❖ Vivian Tapia	Treasurer

**BOARD MEMBERS ABSENT:**

- ❖ Vacant seat

**MANAGEMENT REPRESENTATIVE PRESENT:**

- ❖ Ken Zimmerman of So Cal Property Enterprises, Inc.

**HOMEOWNERS PRESENT:**

- 1) No owners were present.

**SECRETARY'S REPORT:**

- 1) The Board reviewed the "Draft" January 22, 2025, open session meeting minutes. A motion was made by Ronnie to approve as submitted, seconded by Vivian, motion carried (4-0).

**MANAGEMENT REPORT:**

- 1) None

**TREASURER'S REPORT:**

- 1) The Board reviewed the December 2024, January 2025 and February 2025 financial reports. A motion was made by Connie to approve the financial reports as submitted subject to year-end review, seconded by Ronnie, motion carried (4-0).

**OLD BUSINESS:**

- 1) The Board discussed patching cracks in the stucco and tabled to later date.
- 2) The Board discussed repairing interior drywall damage from roof leaks that have been repaired or replaced and are no longer leaking. The Board approved to use Carlos Bernal for the repairs as he has done good work in the past for the association.

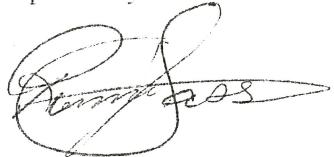
**NEW BUSINESS:**

- 1) The Board and owners discussed the option of recalling the Board members. After a lengthy conversation and reviewing the options and costs the owners and Board decided to not recall the Board and to continue with the current Board until the next annual election and let the owners decide who they want to be on the Board.
- 2) The Board reviewed "Draft" tax returns for the period ending 9/30/24. After review a motion was made by Ronnie to approve as submitted, seconded by Vivian, motion carried (3-0) with no vote from Nasrin.
- 3) So Cal Property Enterprises management contract was discussed and management advised that it was scheduled to renew for another year effective April 1, 2025 with same terms and the monthly management fee of \$2,184.00 per month.

**ANNOUNCEMENT OF THE NEXT MEETING:** The next executive session Board of Directors meeting will be held on April 23, 2025, at 6:00pm by Zoom for the Board and management only.

**ADJOURNMENT:** With no further business to discuss, the meeting was adjourned at 7:44pm.

Respectfully Submitted.



5-18-25

Candlewood Estates Homeowners Association Secretary

**Candlewood Estates Homeowners Association**

**Board of Directors Meeting**

**January 22, 2025**

**Open Session Minutes**

**CALL TO ORDER:** The regular scheduled meeting of Candlewood Estates Homeowners Association Board of Directors was called to order at 7:06pm by Board President Nasrin Soliman at the pool area.

**BOARD MEMBERS PRESENT:**

❖ Nasrin Soliman	President
❖ Connie Gerardi	Vice President
❖ Ronnie Sasso	Secretary
❖ Vivian Tapia	Treasurer

**BOARD MEMBERS ABSENT:**

- ❖ Vacant seat

**MANAGEMENT REPRESENTATIVE PRESENT:**

- ❖ Ken Zimmerman of So Cal Property Enterprises, Inc.

**HOMEOWNERS PRESENT:**

- 1) No owners were present.

**SECRETARY'S REPORT:**

- 1) The Board reviewed the "Draft" October 24, 2024, open session meeting minutes. A motion was made by Vivian to approve as submitted, seconded by Connie, motion carried (4-0).

**MANAGEMENT REPORT:**

- 1) None

**TREASURER'S REPORT:**

- 1) The Board reviewed the October, November & December 2024 financial reports. A motion was made by Nasrin to approve the financial reports as submitted subject to year-end review, seconded by Connie, motion carried (4-0).
- 2) The Board discussed opening a new CD account at Wells Fargo. A motion was made by Nasrin to open a new CD at Wells Fargo for \$100,000.00, seconded by Connie, motion carried (4-0). Nasrin will contact the bank and arrange for the account to be opened and will advise the Board so others members can sign the signature card for the new account.

**NEW BUSINESS:**

- 1) The Board reviewed emails from the Valley Vista Services and management

about damages to the community by the trash trucks.

- 2) The Board reviewed an email/pictures from unit 504 about cracks in the buildings. The Board advised that they want to look at all of the building at the same time and tabled to a later date.
- 3) The Board reviewed emails and proposals for cleaning out the first floor rain gutters and downspouts. After discussion a motion was made by Vivian to approve a proposal from EC EVS Cleaning after management clarifies that the gutters and downspouts are included, seconded by Connie, motion carried (4-0).
- 4) The Board reviewed proposals to install 2 new gate openers and 2 new loop detectors on the South East gates. After discussion a motion was made by Connie to approve a proposal from Byers & Butler for a cost of \$12,095.06, seconded by Nasrin, motion carried (4-0).

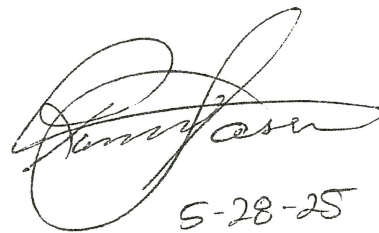
**OLD BUSINESS:**

- 1) Management advised the Board that the approved reserve study update should be updated be completed using the new costs for spa remodel, roof project and gate operator approvals and the Board agreed. Management will work with the reserve study company to complete.
- 2) The Board reviewed proposals to remodel the spa. After discussion a motion was made by Vivian to approve a proposal from Kelly Pools for a cost of \$20,225.00, seconded by Connie, motion carried (4-0)

**ANNOUNCEMENT OF THE NEXT MEETING:** The next executive session Board of Directors meeting will be held on February 26, 2024, at 6:00pm by Zoom for the Board and management only.

**ADJOURNMENT:** With no further business to discuss, the meeting was adjourned at 7:42pm.

Respectfully Submitted,



5-28-25

Candlewood Estates Homeowners Association Secretary