

**CYPRESS HOME OWNERS ASSOCIATION  
REGULAR SESSION MINUTES  
January 27, 2022**

**MEETING NOTICE**        Upon notice duly given and received, a Regular Session meeting of the Board of Directors of the Cypress Home Owners Association was held on January 27, 2022 at 7:30 p.m. in Clubhouse #2 and via Virtual (Zoom).

**BOARD OF DIRECTORS  
QUORUM**

A quorum of the Board was reached with the following directors in attendance:

**MEMBERS PRESENT**

**DIRECTORS PRESENT:**

John Russell, President  
Jean Redfearn, Treasurer (via phone)  
Maria Delvaux, Secretary  
Deanna Borodayko, Member at Large

**DIRECTORS ABSENT:**

None

**REPRESENTING LA PERLA PROPERTY MANAGEMENT**

Tina Bashikian, Account Executive

**Call to Order**

The meeting was called to order at 7:18 P.M.

**Agenda Approval**

The agenda for the Board of Directors meeting to be held on January 27, 2022, was reviewed as posted. *Following review and discussion, a motion was duly made, seconded and unanimously carried to accept the agenda as presented.*

**Owners Present**

No homeowners were present.

**Approval of Minutes**

The Board reviewed the minutes for the General Session held on December 9, 2021, as prepared by Management. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the minutes as presented.*

**Financial Review**

The Board reviewed the financial statements for December '21 provided by La Perla Property Management. *Following review and discussion, the financials were tabled until the February meeting.*

**Grounds and Maintenance**

**Antis roofing and Waterproofing Proposal(s)**

The Board reviewed and discussed the proposal for the roof replacement for building 4846 – 4852 Larwin in the amount of \$44,318.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$44,318.00.*

The Board reviewed and discussed the proposal for the roof replacement for building 4728 – 4738 Larwin in the amount of \$60,938.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$60,938.00.*

**Administration**

The Board reviewed and discussed the proposed changes to the Rules and Regulations. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the Rules and Regulations as amended as there weren't any homeowner comments to consider.*

Homeowner Requests

4615 Larwin

The Board reviewed and discussed the correspondence from the homeowner at 4615 Larwin inquiring about the HOA responsibility regarding termite repairs to the stucco of the exterior of the building. *Following review and discussion, the board directed Management to consult with legal counsel on who is responsible for the repairs.*

ADJOURNMENT

There being no further business to come before the Board of Directors, the Board of Directors has agreed, by general consent, to adjourn the Regular Session at 8:12 P.M.

ATTEST

I, Maria Delvaux, duly appointed and acting of the Cypress Home Owners Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Regular Session held on the date listed above, as approved by the Board of Directors for Cypress Home Owners Association.

Maria Delvaux  
Appointed Secretary

2/24/22  
Dated