

CYPRESS HOME OWNERS ASSOCIATION
Board of Directors Meeting
Thursday, April 23, 2020 | Conference Call
General Session Minutes

1. CALL TO ORDER

The General Session meeting of the Cypress Home Owners Association Board of Directors was called to order at 7:44 PM by J. Russell. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

John Russell, President
Jack Nance, Vice President
Jean Redfearn, Treasurer
Deanna Borodayko, Secretary
Maria Delvaux, Member at Large

DIRECTORS ABSENT

None

ASSOCIA-PCM

Katy How, VP of community managers
Vivian Amin, Community Manger

OWNERS PRESENT

None

EXECUTIVE SESSION DISCLOSURE

An Executive Session Meeting was held immediately preceding this General Session, where the Board of Directors discussed some, or all, of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and/or (6) approval of Executive Session minutes.

2. HOMEOWNER FORUM

None

3. REPORTS

N/A

4. Annual Meeting held at 7:35 PM

Judith Fischer is the inspector of Election. Ballot count stated that no quorum met. Reconvened meeting will be determining according to the shelter in Place restriction is lifted.

Annual meeting was Adjourned at 7:44 PM to hold General Session and reconvened at 7:44 PM.

5. General Session Minutes

That the General Session meeting minutes be from March 26, 2020 meeting to be revised and approved as drafted to be presented by Associa PCM.

Motion: J. Redfearn

Second: D. Borodayko

Action: motion carried unanimously

6. FINANCIAL REPORTS

7. Financial Report: March 2020

It is Board policy to review the draft financial statements at each General Session Board Meeting. Associa-PCM has prepared and attached the most recent Financial statements for review and acceptance with rejection on items that needs to be corrected and send to the Board.

A. The Board of Directors discussed the GL 1760

B. CD #102212165 to roll over in the amount of \$153,640.98

C. The Board would like verification about the GL 1705 Management in the amount of \$3,908.94

Motion: J. Redfearn

Seconded: J. Russell

Action: motion carried unanimously

8. NEW BUSINESS

A. Clubhouse #1

The Board discussed the Clubhouse #1 repair, management is to get a proposal from Fix it Ferg to provide a proposal for the popcorn ceiling & painting proposal from Keith Huff.

B. Playground repair

The Board discussed the wood chips for the playground around 450 bags & the Tot-lot chips, Board member Jean will contact the landscaper Bill Jacob for the rubber repairs.

C. Pool Heating

Board APPROVED the to be postponed the pool heating until the shelter in place is lifted

Motion: J. Redfearn

Second: M. Delvaux

Action: motion carried unanimously

D. Newport Exterminator

Management is to get a proposal for a monthly inspection for the Wasp around the complex

9. NEXT MEETING & SITE REVIEW

The next Meeting of the Cypress Home Owners Board of Directors is scheduled for May 21, 2020. Executive Session will begin at 6:30 PM and General Session will follow at 7:15 PM.

10. Monthly Walkthrough Inspection

Board agreed to set the monthly Landscape walkthrough on the second Tuesday of each month at 11 AM.

11. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 8:34 PM by J. Russell.

May 21, 2020
Approved Date

Deanna Borodayko
Approval Signature

Deanna Borodayko
Printed Name