

CYPRESS HOME OWNERS ASSOCIATION  
REGULAR SESSION MINUTES  
June 29, 2023

**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 June 29, 2023, at 6:15 p.m. in Clubhouse #2.

**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  
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 6:05 P.M.

Agenda Approval The agenda for the Board of Directors meeting to be held on June 29, 2023, was reviewed as amended. *Following review and discussion, it was the general consent of the Board to approve the agenda as presented.*

Owners Present Two homeowners were present.

Approval of Minutes  
The Board reviewed the minutes for the General Session held on May 25, 2023, as prepared by Management. *Following review and discussion, a motion was made and seconded to approve the minutes as presented. The motion carried with the majority of votes. John Russell abstained.*

Financial Review  
The Board reviewed the financial statements for May '23 provided by La Perla Property Management. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to accept the financials as presented.*

The Board reviewed the upcoming maturing CDARS with City National Bank. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to reinvest the principal and interest into a 6-month CDAR for the 7/13, 7/27 and 8/3 maturing accounts.*

Grounds and Maintenance

**2023 Draft Reserve Study Review** - The Board reviewed and discussed the 2023 Draft Reserve Study. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to accept the 2023 Reserve Study.*

**MOTUS Earthquake Proposal** - The Board reviewed and discussed the proposal for the supplemental earthquake insurance. *Following review and discussion, a motion was made and seconded to approve the MOTUS proposal in the amount of \$1,250.00 for the year. The motion carried with the majority of votes. Deanna Borodayko opposed.*

**Insurance Proposal(s)** - The Board reviewed and discussed the proposals provided by Prendville Insurance Agency and LaBarre/Oksnee Insurance for the renewal of the Association's liability Insurance. *Following review and discussion, a motion was made and seconded to approve the Prendville Farmers Insurance proposal in the amount of \$82,076.00. The motion carried with the majority of votes. Maria Delvaux opposed.*

**Earthquake Insurance Proposal(s)** - The Board reviewed and discussed the two earthquake insurance proposals provided by Prendiville Insurance Agency for the renewal of the Association's Earthquake Insurance. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the option #1 in the amount of \$78,366.12.*

**EV Charging Station Installation Policy** - The Board discussed the need to implement an EV Charging Installation Policy for the community. *Following review and discussion, it was the general consent of the Board to have legal counsel draft a policy for their review.*

Homeowner Request(s)

**4638 Larwin** – The Board reviewed and discussed the request from the owner John Kendall at 4638 Larwin to park two motorcycles in one carport. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve two motorcycles to park in the one carport.*

**4799 Larwin** – The Board reviewed and discussed the request from the owner Betty Germanero at 4799 Larwin to remove the ivy and replace the plant material. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the owners request and ask Bill to plant drought tolerant plants in that location.*

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 8:01 P.M.

ATTEST

I, Marra 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 Helberg  
Appointed Secretary

8/24/23  
Dated

NOT TO BE USED FOR ESCROW PURPOSES