

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
July 28, 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 July 28, 2022, at 7:15 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 7:17 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on July 28, 2022, was reviewed as posted. *Following review and discussion, it was the general consent of the Board to approve the agenda as presented.*

Owners Present

Four (4) homeowners were present.

Open Forum

1. Complaint of neighbor rinsing pet waste from their patio into the carport.
2. Question about the potted plant violation letter that they received.
3. Updated the Board on their requested tree removal timeline.

Approval of Minutes

The Board reviewed the minutes for the General Session held on June 2, 2022, as prepared by Management. *Following review and discussion, a motion was made and seconded to approve the minutes as presented. The motion passed with the majority of votes. John Russell abstained.*

Financial Review

The Board reviewed the financial statements for June '22 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 Association's City National Reserve account balance over the \$150,000 insured amount. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to transfer \$100,000 from the City National Reserve account to the Sunwest Bank Reserve Account.*

Grounds and Maintenance

Antis Roofing and Waterproofing Maintenance Proposal – The Board reviewed and discussed the proposal submitted by Antis Roofing and Waterproofing for the annual roof maintenance in the amount of \$27,805. *Following review and discussion, this proposal was tabled until the vendor can provide the inspection report and attend the August Board meeting.*

4708 Larwin Tree Removal – The Board reviewed and discussed the proposed tree removal near 4708 Larwin due to the potential damage from the tree roots going under the foundation that was observed during the monthly landscape walk. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the tree removal.*

Signage Replacement Discussion – *Following review and discussion, this matter was tabled until the August meeting.*

Pool # 2 Stucco Proposal(s) – The Board reviewed and discussed the proposals submitted by ECA Construction and Steve Garner for the repairs to the stucco at pool #2. *Following review and discussion, this matter was tabled until ECA can provide an updated proposal for the same scope as Steve Garner.*

Pool #1 Improvement Discussion – *Following review and discussion, this matter was tabled until the Board can walk the pool area and determine the scope of work they would like proposals for.*

Administration

CAI Renewal Proposal – The Board reviewed and discussed renewal of the CAI membership in the amount of \$310.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the renewal.*

Pool Key Distribution Procedure Discussion – The Board discussed the current procedure for pool key distribution. *Following review and discussion, it was the general consent of the Board to have John Russel oversee the distribution of the keys once Management has confirmed that the owners account is up to date and payment has been received.*

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 8:43 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

9/28/22
Dated