

**CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
September 2, 2021**

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 September 2, 2021 at 7:15 pm 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, Vice President
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 7:22 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on September 2, 2021, was reviewed as posted. *Following review, the agenda was approved by the Board via general consent.*

Owners Present

Three (3) homeowners were present.

Open Forum:

- 1) Question on moving the A/C to the attic.
- 2) Request for paint colors.
- 3) Landscapers blowing debris at the front doors of units.
- 4) Question on which trees will be removed.

Approval of Minutes

The Board reviewed the minutes for the General Session held on July 22, 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 July '21 provided by La Perla Property Management. *Following review and discussion, a motion was duly made, seconded and unanimously carried to accept the financial statements as presented.*

The Board reviewed and discussed the 2020 Draft Audit presented by the accounting firm Inouye, Shively, Klatt & McCorvey. *Following review and discussion, the audit draft was tabled until Jean Redfearn could provide her questions for the accountant.*

Grounds and Maintenance

J.E. Design Consultants Irrigation Design

The Board reviewed and discussed the irrigation design plan presented by J.E. Design Consultants. *Following review and discussion, a motion was duly made, seconded and unanimously carried to authorize Jean Redfearn to approve the irrigation plan once it can be viewed in a larger size.*

Total Landscaping Tree Removal Proposal

The Board reviewed and discussed the proposal for the removal of all the trees located along ball road in the first phase of the landscape renovation in the amount of \$36,000.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$36,000.00.*

Scott English Cleanout Proposal

The Board reviewed and discussed the proposal for the installation of the cleanouts throughout the north side of the community from Denni to Clubhouse #2 in the amount of \$89,700.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$89,700.00.*

ECA Construction Concrete Enclosure Proposal

The Board reviewed and discussed the proposal to cement the existing enclosures located in phase one of the landscape renovation in the amount of \$3,600.00. *Following review and discussion, this matter was tabled until a complete proposal can be submitted. Jean Redfearn has confirmed that there are additional enclosures not included in the proposal.*

Strategic Sanitation Trash Enclosure Cleaning Proposal

The Board reviewed and discussed the proposal to clean all the trash enclosures throughout the entire community. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$1,900.00.*

Antis Roofing Proposal – 4771-4807 Larwin

The Board reviewed and discussed the proposal gravel guard repairs in the amount of \$2,550.00 and tile replacement in the amount of \$995.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to deny this proposal as it will be covered in the community wide maintenance.*

Antis Roofing Proposal – 4594 Larwin

The Board reviewed and discussed the proposal to perform a water intrusion test at 4594 Larwin. *Following review and discussion, the proposal was tabled until Management can confirm when this roof was last replaced.*

Antis Roofing Maintenance Proposal - Community Wide

The Board reviewed and discussed the two (2) proposal(s) to perform roofing maintenance throughout the entire community in the amount of 34,719.00 for the maintenance and cleaning and \$51,018.00 for maintenance, cleaning and gravel guard. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal for maintenance, cleaning and gravel guard in the amount of \$51,018.00.*

Toilet Paper Dispenser Discussion/Proposal(s)

The Board reviewed and discussed the proposal(s) to perform install toilet paper dispensers in the community bathrooms. *Following review and discussion, the proposal(s) were tabled until Maria Delvaux can obtain a proposal for a different dispenser. This matter will be placed back on the agenda in September.*

Administration

2022 Annual Meeting

The Board reviewed and discussed the 2022 Annual Meeting. *Following review and discussion, it was general consent of the board to schedule the annual meeting for February 24, 2022. The board directed Management to send out the Call for Candidates.*

Homeowner Requests

The Board reviewed and discussed the correspondence from the homeowner at 4761 Larwin to plant where the tree was removed in front of their unit. *Following review and discussion, it was general consent of the Board to approve the planting on the bare area and directed Management to have Total Landscape place plants in the area.*

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 9:16 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

9/30/21
Dated