

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
December 15, 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 December 15, 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 7:21 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on December 15, 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

No homeowners were present.

Approval of Minutes

The Board reviewed the minutes for the General Session held on October 27, 2022, 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 November '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.*

Grounds and Maintenance

Total Landscape Maintenance Proposal(s) 1135 and 1137 – The Board reviewed and discussed the proposals submitted by Total Landscape Maintenance. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal numbers 1135 and 1137.*

Key/Lock Replacement Proposal(s) - The Board reviewed and discussed the proposals submitted by Ken's Locksmithery and Los Alamitos Lock and Key for the replacement of the locks at all three pools, bathrooms, and the two clubhouses. *Following review and discussion, this matter was tabled until clarification of storerooms included on one of the proposals can be explained.*

Wader Pool Tile Discussion – The Board reviewed and discussed the proposed colors of the tiles for the Pool #1 wader. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the dark blue tile.*

Newport Exterminating Proposal –The Board reviewed and discussed the two proposal(s) submitted by Newport Exterminating to treat Gophers. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve a one-time treatment of the gopher in the amount of \$495.00.*

Trash Door Painting and Latch Proposal(s) –The Board reviewed and discussed the proposal(s) submitted by KW Builders and Steve Garner for the replacement of the Latches and the painting of the trash enclosure doors. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the KW Builder Proposal in the amount of \$8,900.00.*

Pool #2 Fence Repair Proposal – The Board reviewed and discussed the proposal submitted by KW Builders for the repairs to the fence at Pool #2. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the proposal in the amount of \$850.00.*

4782 Larwin Carport Repair Proposal – The Board reviewed and discussed the proposal submitted by KW Builders for the repairs to the carport located at 4782 Larwin. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the proposal in the amount of \$985.00.*

Administration

Election Rule Approval – The Board reviewed and discussed the proposed changes to the Election Rules by Legal Counsel, David Cane. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the proposed changes to the Election Rules.*

Rules and Regulations Approval – The Board reviewed and discussed the membership comments to the proposed changes to the Rules and Regulations. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the proposed changes to the Rules and Regulations.*

Fine Policy Approval – The Board reviewed and discussed the membership comments to the proposed changes to the Fine Policy. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the proposed changes to the Fine Policy.*

Annual Membership Meeting Date – The Board discussed the proposed Annual Membership Meeting date of March 23, 2023. *Following review and discussion, it was the general consent of the Board to hold the Annual Membership meeting on March 23, 2023, at 6:30pm.*

Homeowner Request

4544 Larwin Tree Removal Request – The Board reviewed the request for the removal of several trees in the courtyard located near 4544 Larwin. *Following review and discussion, this matter was tabled until a walk of the area can be conducted with the Landscape Committee and the Arborist to determine if the trees pose a danger to the community.*

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 8:42 P.M.

ATTEST

I, Marisa 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.

Marisa Delvaux
Appointed Secretary

1/26/23
Dated