

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
August 24, 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 August 24, 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 6:25 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on August 24, 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

No homeowners were present.

Approval of Minutes

The Board reviewed the minutes for the General Session held on June 29, 2023, as prepared by Management. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to accept the minutes as presented.*

Financial Review

The Board reviewed the financial statements for July '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 only of \$200k into a 6-month CDAR for the 9/7/23 maturing account.*

APN 242-104-59 Resolution to Lien – The Board reviewed the delinquent account in the Executive Session. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the Resolution to Lien.*

Committee Report

Clubhouse Manager – The Board reviewed the request from the clubhouse manager to rename the clubhouses to Moody and Denni Clubhouses. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to deny this request. The clubhouses will remain Clubhouse #1 and Clubhouse #2 to correspond with the pool #s.*

Grounds and Maintenance

Pool #1 Fence and Deck Replacement Proposal(s) - The Board reviewed and discussed the proposal(s) submitted by KW Builders and 24HRC to the replacement of the pool fence and deck for Pool #1. *Following review and discussion, these proposal(s) were tabled until an additional proposal could be obtained.*

Antis Roofing and Waterproofing 2023 Annual Maintenance Proposal - The Board reviewed and discussed the 2023 Annual Maintenance Proposal. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the 2023 proposal.*

EV Charging Station Installation Policy Draft - The Board reviewed and discussed the EV Charging Station Installation Policy Draft submitted by the Association's legal counsel, Cane and Hawkins. *Following review and discussion, the draft was tabled until clarification could be obtained on the installation of power lines in the common area.*

Administration

2024 Annual Meeting – The Board reviewed and discussed the Call for Candidates Form and Annual Meeting Date. *Following review and discussion, it was the general consent of the Board to approve the Call for Candidates for mailing and set the Annual Membership Meeting for February 2024.*

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 8:24 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

9/21/23
Dated

NOT TO BE USED FOR
ESCROW PURPOSES