

**CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
SEPTEMBER 24, 2020**

MEETING NOTICE Upon notice duly given and received, a Regular Session of the Board of Directors of the Cypress Home Owners Association was held on September 24, 2020 at 7:15 pm via Virtual (Zoom) Meeting.

**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
Brenan Cheung, Treasurer
Maria Delvaux, Secretary
Deanna Borodayko, Member at Large

DIRECTORS ABSENT:

None

REPRESENTING LA PERLA PROPERTY MANAGEMENT

Yamy Criblez, La Perla PM Owner and Tina Bashikian, Account Executive

Call to Order

The meeting was called to order at 7:18 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on September 24, 2020 was reviewed as posted. *Following review, the agenda was approved by the Board via general consent.*

Owners Present

Two (2) Homeowners were present at the meeting.

Executive Disclosure

Management advised that an Executive Session of the Board was held prior to the Regular Session meeting where the following matters were discussed:

1. Review/Acceptance of the August 27, 2020 Executive Session Minutes
2. Show Cause Hearings
3. Matter Collection/ Delinquency
4. Homeowner Late Fee Waiver Request
5. Financial Related Correspondence/Treasurer

Approval of Minutes

The Board reviewed the minutes for the General Session held on August 27, 2020, as submitted by La Perla Property Management. *Following review and discussion, a motion was duly made, seconded and unanimously carried to accept the minutes as presented.*

Financial Statements

The Board reviewed the financial statements July '20 provided by Associa. *The Board reviewed and acknowledged all statements as presented.*

Operating Budget Discussion

The Board discussed the 2021 Operating Budget at a special meeting. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the operating budget as amended.*

Investments Related Matters

The Board reviewed the current rates for the CDARS presented by City National Bank. *the 2021 Operating Budget at a special meeting. Following review and discussion, a motion was duly made, seconded and unanimously carried to reinvest both 10/1 and 10/29 expiring CDARS for 26 weeks.*

Committee Reports

Architectural – 4566 Larwin Window Replacement

The Board reviewed and discussed the application for window replacement submitted by the owner of 4566 Larwin. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the application with the following conditions: The windows must be white, compliant with current codes and all required permits must be obtained.*

Architectural – 4789 Larwin Double Screen Door Addition

The Board reviewed and discussed the application for the double screen addition submitted by the owner of 4789 Larwin. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the application as submitted.*

JE Irrigation Designs Q&A with Total Landscape

The Board discussed the replacement of irrigation throughout the community. *Following review and discussion, the Board agreed, by general consent to table this matter until the October meeting pending a updated design from JE Irrigation Design.*

Clubhouse #1 Painting and Repairs

The Board discussed the painting and repairs needed for Clubhouse #1. *Following review and discussion, the board decided to table this matter until the October meeting.*

Roof Repairs

The Board agreed, by general consent to table further discussion concerning roof repairs to the October meeting.

Carport Number Installation

The Board agreed, by general consent to table further discussion concerning carport numbers to the next meeting. Management to obtain bids on installation of the carport stickers.

Use of Clubhouses

The Board agreed, by general consent to keep the clubhouses closed until further notice.

Pool Heater Update

The Board discussed keeping the pool heaters on at all three pools through the end of October. *Following review and discussion, a motion was duly made, seconded and unanimously carried to keep the heaters on at all three pools through October going forward.*

Insurance Related Matters

The Board reviewed and discussed the insurance related matter regarding the Earthquake Insurance coverage presented by Lani Dawson Arena (Homeowner). *The Board agreed, by general consent to table further discussion concerning insurance until the October Board meeting.*

Dumpster Fire Insurance Related Matter

The Board reviewed correspondence from Farmers Insurance regarding the claim from the dumpster fire. *Following review and discussion, a motion was duly made, seconded and unanimously carried to use the Farmers Insurance repair program for the repairs to the dumpster area.*

Homeowner Correspondence

The Board reviewed and discussed correspondence from the owner of 4545 Larwin regarding the repair to their car from the dumpster fire. *Following review and discussion, a motion was duly made, seconded and unanimously carried to deny the owner's request.*

The Board reviewed and discussed the correspondence from homeowner, Craig Miller, regarding the installation of a vinyl fence. *The Board agreed, by general consent to review the Architectural Application once it is submitted by the homeowner.*

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 9:35 pm.

ATTEST

I, Maria Delatorre 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 Delatorre
Appointed Secretary

10/22/20
Dated