

**CYPRESS HOME OWNERS ASSOCIATION**  
**REGULAR SESSION MINUTES**  
**June 24, 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 June 24, 2021 at 7:15 pm in Clubhouse #2 for the Board and via Virtual (Zoom) for homeowners.

**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

**DIRECTORS ABSENT:**

Deanna Borodayko, Member at Large

**REPRESENTING LA PERLA PROPERTY MANAGEMENT**

Yamy Criblez, Owner La Perla Property Management  
Tina Bashikian, Account Executive

**Call to Order**

The meeting was called to order at 6:53 P.M.

**Agenda Approval**

The agenda for the Board of Directors meeting to be held on June 24, 2021, was reviewed as posted. *Following review, the agenda was approved by the Board via general consent.*

**Owners Present**

Three (3) homeowners were present.

**Approval of Minutes**

The Board reviewed the minutes for the General Session held on May 27, 2021, as prepared by Management. *Following review and discussion, a motion was made and seconded to accept the minutes as presented. Jean Redfearn abstained. The motion carried with majority of the votes.*

**Insurance Proposals and Q&A with Patrick Prendiville**

The Board reviewed and discussed the insurance proposals presented by Patrick Prendiville for the renewal of EQ and Flood Insurance. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the EQ and Flood Insurance with a \$23,000,000.00 limit and a 20% deductible in the amount of \$90,463.93.*

The Board reviewed and discussed the insurance proposal presented by Patrick Prendiville for the renewal of the Liability Insurance. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the Property Liability Insurance with a \$46,578,315.00 limit in the amount of \$93,199.00.*

**Financial Statements**

The Board reviewed the financial statements for May '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 balances of the Association reserve accounts at Sunwest Bank and City National Bank. *Following review and discussion, a motion was duly made, seconded and unanimously carried to transfer \$200,000.00 from the Sunwest Bank Reserve account to the City National Reserve account.*  
*Following review and discussion, a motion was duly made, seconded and unanimously carried to transfer \$150,000.00 from the City National Reserve account to a two (2) year CDARs account.*

## Grounds and Maintenance

### **Koheid Landscape Design CAD Renderings**

The Board reviewed and discussed the CAD renderings presented by Koheid Design. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the CAD renderings as presented.*

### **Koheid Landscape Design Invoice**

The Board reviewed and discussed the invoice presented by Koheid Design. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the invoice in the amount of \$2,400.00.*

### **4756 Larwin Architectural Review**

The Board reviewed and discussed the architectural application provided by the owner for the prior installation of the gutter on the outside of the patio fence. *Following review and discussion, a motion was duly made, seconded and unanimously carried to deny the architectural application based on the gutter being placed in the common area. Upon further review a motion was duly made, seconded and unanimously carried to send the owner a letter advising that his fence is painted an unapproved color of white.*

### **4542 Larwin Gutter Request**

The Board reviewed and discussed the request made by the owner to secure the gutters at her residence that were removed during the community wide painting project. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the owners request to have the gutters secured.*

### **ECA Construction Proposal Carport Painting**

The Board reviewed and discussed the proposal for the painting of the addresses and lines in the carport. *Following review and discussion, it was general consent of the Board to table this matter until Management can obtain a more accurate proposal that includes visitor spaces and the correct number of addresses to be painted.*

### **Community Wide Efflorescence Proposals**

The Board reviewed and discussed the proposal submitted by ECA Construction for the efflorescence brick repair. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$7,540.00.*

The Board reviewed and discussed the proposal(s) submitted by ECA Construction and Premier Painting for the efflorescence stucco repairs community wide. *Following review and discussion, it was general consent of the Board to table the matter until they can review and third proposal from Pacific Rim Architectural and directed Management to confirm if the Premier Painting proposal was the amount for the community wide project.*

### **Total Landscaping Tree Removal Proposal**

The Board reviewed and discussed the proposal for the tree removals submitted by Total Landscaping for the area being completed for the landscape renovation. *Following review and discussion, it was general consent of the Board to table this matter until a walkthrough with the vendor could be completed to obtain a more accurate proposal.*

### **Total Landscaping Tot-Lot Wood Chip Replacement Proposal**

The Board reviewed and discussed the proposal for the tot-lot chips at all the lots throughout the community submitted by Total Landscaping. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$3,390.00.*

## Administration

### **Board of Director's Meeting Schedule**

The Board reviewed and discussed the meeting schedule for July. *Following review and discussion, it was general consent of the Board to hold all future meetings in person. Management advised the Board that they would continue to provide a Zoom login for owners to attend the meeting as a courtesy.*

### **Call for Candidates**

The Board reviewed and discussed the proposed Call for Candidates statement. *Following review and discussion, it was general consent of the Board to table this matter until further notice.*

**4690 Larwin Homeowner Request**

The Board reviewed and discussed the request to from the homeowner, Ms. Mao, expressing her interest to serve on the Board of Directors. *Following review and discussion, it was general consent of the Board to direct Management to contact the owner to invite her to the next meeting to discuss the matter further.*

**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 9:11 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

7/22/21  
Dated