

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
April 28, 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 April 28, 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 7:18 P.M.

Agenda Approval The agenda for the Board of Directors meeting to be held on April 28, 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 Four (4) homeowners were present.

Open Forum

1. Homeowner requesting input on new plants.
2. Request to put the address of the Board meetings on the newsletter.
3. Herbicide Spraying Concerns
4. Would like to request plants that do not attract bees.

Approval of Minutes
The Board reviewed the minutes for the General Session held on March 31, 2022, as prepared by Management. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the minutes as presented.*

Vacant Board Seat Q & A
The Board met with William Saacke and interviewed him regarding his interest in the open Board seat. *No action was taken.*

Financial Review
The Board reviewed the financial statements for March '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.*

The Board reviewed the additional fees that have been billed for the City National Reserve Account. *Following review and discussion, the Board directed Management to inquire why these fees are being charged and what needs to be done to avoid them in the future.*

Committee Reports

Formation of the Communication Committee - The Board reviewed the resident interest in joining the Communication Committee. *Following review and discussion, a motion was duly made, seconded and unanimously carried to appoint Judith Fischer, Sabrina Moreau and Jacqueline Cole as Communication Committee members.*

Grounds and Maintenance

Reserve Study Proposal – The Board reviewed and discussed the proposal submitted by McCaffery Reserve Consulting to complete the 2022 Reserve Study. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the Level 3-Update without an on-site inspection in the amount of \$425.00.*

Aquatic Balance Proposal(s) – The Board reviewed and discussed the three proposal(s) submitted by Aquatic balance for the installation of chemical controllers at all three (3) pools. *Following review and discussion, this matter was tabled until Management can obtain additional proposal(s) for the controllers.*

Fence Repair Proposal(s) – The Board reviewed and discussed the proposal submitted by ECA Construction and the verbal proposal provided to Jean from Gardner Handyman Services for the repair/replacement of several fence posts surrounding the trash enclosure in alley 2. *Following review and discussion, a motion was made and seconded to approve the Gardner Handyman proposal in the amount of \$350.00. The motion passed with the majority of votes. John Russell opposed.*

All American Sign Proposal – The Board reviewed and discussed the proposal submitted by All American Signs for the printing of information signs for the landscape renovation. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve proposal in the amount of \$90.00.*

Landscape Walkthrough Requests – The Board reviewed and discussed the requests made by John Russell to address the bare grass located at 4634 Larwin and 4844 Larwin and for a tree removal located at Pool #1. *Following review and discussion, the Board directed Management to have the landscape vendor check the sprinklers in the area with bare grass and to add the tree to the next landscape walk for review.*

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 8:58 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

6/2/22
Dated