

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
OCTOBER 22, 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 October 22, 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 Property Management Owner
Tina Bashikian, Account Executive

Call to Order

The meeting was called to order at 7:19 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on October 22, 2020 was reviewed as posted. ***Following review, the agenda was approved by the Board via general consent.***

Owners Present

Three (3) 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 September 23, 2020 and July 23, 2020 Executive Session Minutes
2. Formation of Contracts
3. Delinquency Related Matters

Approval of Minutes

The Board reviewed the minutes for the General Session held on September 23, 2020 as prepared by Management. ***Following review and discussion, a motion was duly made, seconded and unanimously carried to accept the minutes as presented.***

The Board of Directors reviewed the minutes from the General Session held on July 23, 2020, as submitted by the Board of Directors. ***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 September '20 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.***

CPA Related Matters – Inouye, Shively and Klatt CPAs

The Board reviewed and discussed correspondence between Brenan Cheung and Jeff Klatt of Jeff Klatt, Inouye, Shively and Klatt CPAs, regarding the request for further information on financials and tax filings they performed for the HOA. ***Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the cost of \$230.00/hour to review. The Board directed Management to obtain proposals from other CPA firms.***

Check Signing Authority and Amounts

The Board discussed the Association's check signing authority and amounts for Management to process vendor's payments. ***Following review and discussion, a motion was duly made, seconded and unanimously carried to authorize Management to sign for vendor's check NTE\$3,000. Payments above this amount would require the signatures of two (2) Board members.***

Association Investments

The Board reviewed the current rates for the CDARS presented by City National Bank. ***Following review and discussion, the Board directed Management to schedule meetings with other investment firms such as UBS and Merrill Lynch.***

Committee Reports

Architectural – 4566 Larwin Patio Cover Replacement

The Board reviewed and discussed the application for patio 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 as submitted.***

Architectural – 4566 Larwin Fence Replacement

The Board reviewed and discussed the application for the fence 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 as submitted.***

Architectural – 4642 Larwin Camera Installation

The Board reviewed and discussed the application for camera installation submitted by the owner of 4642 Larwin. ***Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the application with the following conditions: The cameras may not be pointing to anyone's property or windows.***

Carport Number Installation

The Board reviewed and discussed the proposals submitted by Pacific Rim, Humburg Associates and ECA Construction for the installation of the carport numbers. ***The Board agreed, by general consent, to table further discussion concerning carport numbers until Spring (March).***

Irrigation Upgrade Discussion

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 December meeting pending a landscape walkthrough with Travis Gramberg, Landscape Designer and Bill Jacob, Total Landscape.***

Roof Repairs – 4820 Larwin

The Board reviewed and discussed the proposal submitted Antis Roofing to repair the roof at 4820 Larwin. ***Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$3,759.00.***

Clubhouse #1 Painting and Repairs

The Board reviewed and discussed the proposals submitted by Keith Huff and ECA Construction for the painting and repairs needed for Clubhouse #1. ***Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal submitted by Keith Huff, cost \$3,025.00.***

Insurance Related Matters

The Board reviewed and discussed the insurance related matter regarding the Earthquake Insurance coverage presented by Lani Dawson Arena (Homeowner) and Patrick Prendeville (Insurance Agent). ***The Board agreed, by general consent, to table further discussion concerning insurance so that Patrick can attend the next Board Meeting.***

Dumpster Fire Insurance Related Matter

The Board reviewed correspondence from Farmers Insurance related to the fire claim. *The Board agreed, by general consent, to table this matter. The Board directed Management to obtain proposals to relocate the trash enclosure and dumpster.*

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 9:43 pm.**

ATTEST

I, Maria Delva 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 Delva
Appointed Secretary

12/14/20
Dated