

CYPRESS HOME OWNERS ASSOCIATION
Board of Directors Meeting
Wednesday, February 27,2020 | Clubhouse #2
General Session Minutes

1. CALL TO ORDER

The General Session meeting of the Cypress Home Owners Association Board of Directors was called to order at 8:02PM by J. Russell. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

John Russell

Jack Nance

Jean Redfearn

Deanna Borodayko

Maria Delvaux

DIRECTORS ABSENT

None

ASSOCIA-PCM

Vivian Amin, Community Manger.

OWNERS PRESENT

Units #4642 , #4656, #4646, #4590, #4564, #4852

EXECUTIVE SESSION DISCLOSURE

An Executive Session Meeting was held immediately preceding this General Session, where the Board of Directors discussed some, or all, of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and/or (6) approval of Executive Session minutes.

2. HOMEOWNER FORUM

The following owner input was provided during forum:

- Violation letter
- Units front porch
- Plants in common area
- Screen doors
- General session meeting time 7:15 PM instead of 7:30 PM
- Solar Panels
- Communication Problem

3. REPORTS

A. General Session Minutes

That the General Session meeting minutes be from January 22, 2019 meeting be approved as drafted and presented by Associa PCM. Minutes are to be added in the front of the board packets.

Motion: J. Redfearn

Second: M. Delvaux

Action: motion carried unanimously

4. FINANCIAL REPORTS

5. Financial Report: January 2020

It is Board policy to review the draft financial statements at each General Session Board Meeting. Associa-PCM has prepared and attached the most recent Financial statements for review and acceptance with rejection on items that needs to be correctio by the Board.

A. CD #102335405 to renew

Motion: J. Redfearn

Seconded: J. Russel

Action: motion carried unanimously

6. NEW BUSINESS

A. Trash Enclosure

The Board discussed the trash on work order needs to include vendor name & more description

B. Premier Commercial- Pool Fence

Board APPROVED the proposal for fence repairs and painting in amount of \$11,300.00

Motion: J. Redfearn

Second: M. Delvaux

Action: motion carried unanimously

C. Aquatic Balance Pool repairs proposals

Board APPROVED the proposals provided from Aquatic Balance

Proposal #26267 in amount of \$56.38

Proposal #26268 in amount of \$152.69

Proposal #26043 in amount of \$522.48

Motion: J. Redfearn

Second: J. Russel

Action: motion carried unanimously

D. Newport Exterminator

Management is to obtain a proposal for wasp inspection for the entire complex

E. Strategic Recycle Bin replacement

Board APPROVED the proposal for replacing the recycle bin in amount of \$59.57

Motion: M. Delvaux

Second: J. Nance

Action: Motion carried unanimously

7. NEXT MEETING & SITE REVIEW

The next Meeting of the Cypress Home Owners Board of Directors is scheduled for March 26, 2020. Executive Session will begin at 6:30 PM and General Session will follow at 7:15 PM.

8. Monthly Walkthrough Inspection

Board agreed to set the monthly walkthrough on the second Tuesday of each month at 11 AM.

9. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 9:40 PM by J. Russell.

March 26, 2020

Approved Date

Deanna Borodayko

Approval Signature

Deanna Borodayko

Printed Name