

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
September 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 September 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 7:06 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on September 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

One (1) homeowner was present.

Open Forum

1. Concerns with neighbor hosing pet waste into the common area.

Approval of Minutes

The Board reviewed the minutes for the General Session held on August 25, 2022, as prepared by Management. *Following review and discussion, a motion was made and seconded to approve the minutes as presented. The motion passed by the majority of votes. Maria Delvaux abstained.*

Financial Review

The Board reviewed the financial statements for August '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.*

Grounds and Maintenance

2022 Reserve Study – The Board reviewed and discussed the reserve study presented by Strategic reserves. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to accept the Reserve Study.*

Pool #2 Repair Proposal(s) –The Board reviewed the proposal(s) presented by KW Builders and Steve Garner for the repairs needed at pool #2. *Following review and discussion, a motion was made and seconded to approve the proposal from KW Builders in the amount of \$3,100.00. The motion passed by the majority of votes. John Russell opposed. The Board directed Management to have the project start no earlier than November 1, 2022.*

Trash Enclosure Signage Discussion – The Board reviewed and discussed the existing signage on the trash enclosures. *Following review and discussion, it was the general consent of the Board to table this matter until membership feedback could be obtained. The matter will be placed back on the agenda for October.*

Administration

Rules and Regulations Review – The Board reviewed and discussed the proposed Rules and Regulations and fine policy changes. *Following review and discussion, it was the general consent of the Board to send out the proposed changes to the Rules and Regulations and fine policy for the 28-day homeowner commentary period.*

October Newsletter Review – The Board reviewed the proposed newsletter for October presented by the Communication Committee. *Following review and discussion, the Board directed Management to remove the number of renters from Tanglewood North until Jean Redfearn can confirm a more accurate number. Once that number is confirmed it will be emailed to the residents.*

Homeowner Request

4754 Larwin – The Board reviewed the request to from the owner at 4754 Larwin to paint their fence the same color as the Association fence that is attached. *Following review and discussion, it was the general consent of the Board to deny this owner's request until after the proposed changes to the Rules and Regulations have gone out for the 28-day commentary period.*

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 9:03 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

10/27/22
Dated