

**CYPRESS HOME OWNERS ASSOCIATION  
REGULAR SESSION MINUTES  
January 28, 2021**

**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 January 28, 2021 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  
Maria Delvaux, Secretary  
Deanna Borodayko, Member at Large

**DIRECTORS ABSENT:**

Brenan Cheung, Treasurer

**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 7:20 P.M.

**Agenda Approval**

The agenda for the Board of Directors meeting to be held on January 28, 2021 was reviewed as posted. ***Following review, the agenda was approved by the Board via general consent.***

**Owners Present**

One (1) Homeowner was 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 December 10, 2020 Executive Session Minutes
2. Show Cause Hearing
3. Delinquency Matter(s)
4. Potential Litigation/Legal Matters

**Investment Related Matters – Nicholas Cavallo, FMN and Karen Sennes, Merrill Lynch Financial Services Q & A**

Nicholas Cavallo and Karen Sennes attended the Board meeting to address investment related questions from the Board. ***Following review and discussion, the Board requested Nicholas Cavallo to provide additional information concerning Flourish Investment options to Management to relay to the Board.***

**Approval of Minutes**

The Board reviewed the minutes for the General Session held on December 10, 2020 as prepared by Management. ***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 October '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. The Board directed Management to provide clarification on the water expenses, the \$100,000 in the GL 9790 roof reserves, Management to provide the Board with a Management Expense Report and follow up on the bad debt write-off approved in the December meeting.***

### Investment Related Matters

The Board reviewed and discussed the matured CDARS statement. *Following review and discussion, a motion was duly made, seconded and unanimously carried to invest \$200,000 into the two (2) year CDAR investment.*

### Committee Reports

#### Architectural – 4555 Larwin Window/Patio Door Replacement

The Board reviewed and discussed the application for window and patio door replacement re-submitted by the owner at 4555 Larwin. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the application as submitted.*

#### Architectural – 4698 Larwin Window/Patio Door Replacement

The Board reviewed and discussed the application for the window and patio door replacement submitted by the owner of 4698 Larwin. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the application as submitted.*

#### Koheid Landscape Design Proposal

The Board reviewed and discussed the proposal submitted by Travis with Koheid Design for the landscape design for the entire community. *Following review and discussion, it was the general consent of the Board to deny the proposal as presented. The Board directed Management to obtain a proposal for phase one of the landscape design. The Board approved the payment of the invoice submitted by Koheid Design for work completed in the amount of \$8,333.33.*

#### Drywall Repairs Proposals - 4751 Larwin

The Board reviewed and discussed proposals submitted by Pacific Rim Architectural and ECA Construction for drywall repairs in the storage closet at the above-mentioned address. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal submitted by ECA Construction at a cost of \$1,000.00.*

#### Antis Roofing Proposal – 4771 Larwin

The Board reviewed and discussed the proposal submitted by Antis Roofing for the repair of the roof of 4771 Larwin. *Following review and discussion, a motion was duly made, seconded and unanimously carried to deny the proposal. The Board directed Management to obtain a proposal for the entire roof to be replaced.*

#### Antis Roofing Proposal – 4818 Larwin

The Board reviewed and discussed the proposal submitted Antis Roofing to repair the roof at 4818 Larwin. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$2,580.00*

#### Iounye, Shively, Klatt & McCorvey Proposal – Audit and Tax Preparation

The Board reviewed and discussed the proposal submitted by Iounye, Shively, Klatt & McCorvey to complete the 2020 audit and tax preparation. Management advised the Board that 2019 Audit was still pending and would be presented at the next meeting. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$1,150.00.*

#### Solar Policy Discussion

The Board discussed the need to a Solar Policy for owners to review and abide by when installing solar on the Association's roofs. *Following review and discussion, a motion was duly made, seconded and unanimously carried to direct Legal Counsel to prepare a Proposed Draft Solar Policy for the Board's consideration.*

#### Homeowner Request – Signage / 4612 Larwin

The Board reviewed and discussed correspondence from an owner to request additional signs that can be placed in common area regarding dog waste pick up. *Following review and discussion, a motion was duly made, seconded and unanimously carried to deny the owners request for additional signs. The Board directed Management to add the item to the February Newsletter.*

#### Formation of the Architectural Committee

The Board discussed the formation of an Architectural Committee. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the formation of the Architectural committee. Jean Redfearn and Maria Delvaux were appointed as members of said committee.*

**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 9:27 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

3/1/31  
Dated