

CYPRESS HOME OWNERS ASSOCIATION
Board of Directors Meeting
Thursday- 12/05/2019 | 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 7:46 PM 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

Charlye Sessner, CMCA, CCAM, AMS & Vivian Amin, Community Manger.

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:

- Trash Enclosures
Annual Meeting
- Tot Lots
- Newsletters
- Plumbing (sewer lines), irrigation system, pool fence, landscape & roof
- The HOA Website & TownSq
- Walkthrough
Pool Areas

3. REPORTS

A. General Session Minutes

That the General Session meeting minutes be from October 24, 2019 meeting be approved as drafted and presented by Associa PCM. Minutes are to be added in the front of the board packets.

Motion: D. Borodayko

Second: J. Nance

4. FINANCIAL REPORTS

- A. City National Bank operating account hold \$145.00, Board would like to verify if it is necessary to keep the account open.
- B. On City National Bank statement there is a note of a charge in amount of \$35.00 as Treasurer Fee.
- C. Reserve balance was completed and should not be in loss in due/from reserves.
- D. City National Bank CDAR's Form- copies has been provided to board member treasurer Jean Redfearn.
- E. A motion was made to renew the CD's that have not rolled over with current balances for the following accounts

Account ID	Effective Date	Maturity Date	Interest Rate	Opening Balance	Ending Balance
1023180452	10/31/19	01/30/20		\$0.00	\$125,574.73
1022870315	08/01/19	10/31/19		\$125,000.00	\$0.00
1022870897	08/01/19	01/30/20		\$144,831.72	\$144,831.72
1023180371	10/31/19	04/30/20		\$0.00	\$145,780.97
1022559776	05/02/19	10/31/19		\$144,154.61	\$0.00
1022651257	05/30/19	11/29/19		\$153,755.96	\$153,755.96
1022651265	05/30/19	05/28/20		\$153,640.98	\$153,640.98
1022869775	08/01/19	07/30/20		\$144,972.75	\$144,972.75
1022870269	08/01/19	07/29/21		\$144,842.66	\$144,842.66
TOTAL				\$1,011,198.68	\$1,013,399.77

Motion: J. Redfearn

Seconded : J. Russel

- F. Board would like to adjust the line under User fee income account 4225 Key Fees & 4250 Pool Fees. There are no pool fees.
- G. There is no 4405- apartment rental fees, only Rental income account 4400- Room Rental fees.

5. NEW BUSINESS

A. Storage Boxes

Management is to provide status on the 13 boxes in storage, management is to verify the fee paid for storage.

B. Jude Law Firm

Board would like the status of all payment plans that the Law Firm handling.

C. Golden Estate Water.

Management is to verify the charges on the Golden state Sewer bill 4773- 4657 Sewer Chargers.

D. 4547 Larwin

Unit is in Escrow and termite is owner responsibility.

E. 4615 Larwin

A bid from MCC Construction for concrete repairs.

F. Reserve Study

Board APPROVED proposal from MCCFFERY for level I – full study with site inspection and quantification of components \$1,350.

6. NEXT MEETING & SITE REVIEW

The next Meeting of the Cypress Home Owners Board of Directors is scheduled for January 23, 2020. Executive Session will begin at 6:30 PM and General Session will follow at 7:30 PM.

7. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 9:13 PM by J. Russell.

Jan 23, 2020

Approved Date

Deanna Borodayko

Approval Signature

Deanna BORODAYKO

Printed Name