

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
January 26, 2023

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 January 26, 2023, 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 7:05 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on January 26, 2023, was reviewed as posted. *Following review and discussion, it was the general consent of the Board to approve the agenda as presented.*

Owners Present

No homeowners were present.

Approval of Minutes

The Board reviewed the minutes for the General Session held on December 15, 2022, as prepared by Management. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the minutes as presented.*

Financial Review

The Board reviewed the financial statements for December '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.*

The Board reviewed the maturing City National Bank CDAR in the amount of \$200,000.00. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to roll the maturing CDAR into a new 26-week City National Bank CDAR with a return of 4.41%.*

Grounds and Maintenance

Antis Roofing and Waterproofing Proposal(s)

4660 Larwin - The Board reviewed and discussed the proposal for roof repairs needed at 4660 Larwin submitted by Antis Roofing and Waterproofing. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal in the amount of \$3,624.00.*

4813 Larwin - The Board reviewed and discussed the proposal for roof repairs needed at 4813 Larwin submitted by Antis Roofing and Waterproofing. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal in the amount of \$2,390.00.*

4800 Larwin - The Board reviewed and discussed the proposal for roof repairs needed at 4800 Larwin submitted by Antis Roofing and Waterproofing. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal in the amount of \$2,640.00.*

4780 Larwin - The Board reviewed and discussed the proposal for roof repairs needed at 4780 Larwin submitted by Antis Roofing and Waterproofing. *Following review and discussion, a motion was made and seconded to forego the roof repair and obtain a proposal for a full roof replacement since the roof only has a 12% life expectancy. The motion carried with the majority of votes. Maria Delvaux abstained.*

Key/Lock Replacement Proposal(s) - The Board reviewed and discussed the proposals submitted by Ken's Locksmithery and Los Alamitos Lock and Key for the replacement of the locks at all three pools, bathrooms, and the two clubhouses. *Following review and discussion, this matter was tabled until the February meeting.*

Alan Smith Pools Change Order – The Board reviewed and discussed the change order for the Pool #1 wader to meet city code. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the change order in the amount of \$5,090.00.*

All American Signs Trash Enclosure Sign Proof –The Board reviewed and discussed the proof for the trash enclosure signage. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the proof and proceed with ordering 20 signs.*

Administration

2022 Tax and Review Proposal – The Board reviewed and discussed the proposal for the 2022 Tax and Review provided by Inouye, Shively, Klatt & McCorvey. *Following review and discussion, this proposal was tabled until further clarification on the Review vs Audit can be clarified.*

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 9:32 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

2/23/23
Dated