

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
February 23, 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 February 23, 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
Teri Kruse, Account Executive

Call to Order

The meeting was called to order at 7:01 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on February 23, 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

Two (2) homeowners were present.

Open Forum

1. 4678 Larwin Landscape Concerns
2. 4661 Larwin Paper Statement Request

Approval of Minutes

The Board reviewed the minutes for the General Session held on January 26, 2023, 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 January '23 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 \$400,000.00. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to roll \$200,000 of the maturing CDAR into a new 26-week City National Bank CDAR and the other \$200,000 into a new 13-week City National Bank CDAR.*

Grounds and Maintenance

Antis Roofing and Waterproofing Proposal(s):

Bldg 33 Roof Replacement - The Board reviewed and discussed the proposal for full roof replacement needed for Bldg 33. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal in the amount of \$31,211.00 pending approval from John after he speaks with Spectrum cable.*

The Board reviewed and discussed the additional proposal for roof repairs needed at 4652 Larwin submitted by Antis Roofing and Waterproofing. *Following review and discussion, it was the general consent of the Board to deny the proposal and directed Management to obtain proposal(s) for full roof replacements for buildings 35, 37, 40,42 and 45.*

Total Landscape Maintenance Proposal(s):

4804 Larwin - The Board reviewed and discussed the proposal to remove the tall bushes causing a blind spot in the carport area and replant ground cover. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal in the amount of 1,600.00.*

4538 Larwin - The Board reviewed and discussed the proposal to remove the concrete removal around the tree in order to reroute the exposed irrigation pipe. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal in the amount of 1,000.00.*

Community Wide Tree Trimming Proposal - The Board reviewed and discussed the proposal for community wide tree trimming. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal in the amount of 8,175.00. Management is to confirm that all trees included in the proposal were over 12ft.*

Reserve Study Proposal - The Board reviewed and discussed the proposal provided by McCaffery for the annual reserve study with the option for a full onsite inspection. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal in the amount of \$1,200.00.*

Pool Key Proposal(s) - The Board reviewed and discussed the proposal(s) provided by Ken’s Locksmithery and Los Alamitos Lock and Key to rekey the pool and the bathroom locks at all three pools. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the Los Alamitos Lock and Key Proposal in the amount of \$9,032.38.*

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, a motion was duly made, seconded, and unanimously carried to approve the proposal in the amount of \$2,000.00.*

Homeowner Request

4772 Larwin – The Board reviewed the correspondence – from the owner of 4772 Larwin requesting repairs to the cracking stucco. *Following review and discussion, the Board directed Management to have a vendor inspect the stucco and provide their opinion of what is causing the crack.*

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 9:01 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

3/23/23
Dated