

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
April 27, 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 April 27, 2023, at 6:15 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
Maria Delvaux, Secretary
Deanna Borodayko, Member at Large

DIRECTORS ABSENT:

Jean Redfearn, Treasurer

REPRESENTING LA PERLA PROPERTY MANAGEMENT

Tina Bashikian, Account Executive
Teri Kruse, Account Executive

Call to Order

The meeting was called to order at 6:04 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on April 27, 2023, was reviewed as amended. *Following review and discussion, it was the general consent of the Board to approve the agenda as amended to include Potential Litigation to the Executive Session.*

Owners Present

No homeowners were present.

Approval of Minutes

The Board reviewed the minutes for the General Session held on March 23, 2023, as prepared by Management. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the minutes as presented.*

The Board reviewed the minutes for the Annual Membership Meeting held on March 23, 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 March '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.*

Grounds and Maintenance

Total Landscape Maintenance Weed Proposal - The Board reviewed and discussed the proposal for community wide weed treatment. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal in the amount of \$3,000.00.*

Clubhouse Lock Replacement Proposal - The Board reviewed and discussed the proposal for replacement of the locks at both clubhouses. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal but for 12 keys instead of 20 keys.*

Homeowner Requests

4858 Larwin Key Request— The Board reviewed and discussed the correspondence from the owner of 4858 Larwin requesting two (2) pool keys since they already had two (2) prior to the lock replacement. *Following review and discussion, it was the general consent of the Board to deny the owners request and only distribute one (1) key.*

4745 Larwin Plant Request – The Board reviewed and discussed the correspondence from the owner of 4745 Larwin requesting to plant Fortnight Lilies in the front of her unit in remembrance of her late husband. *Following review and discussion, it was the general consent of the Board to deny the owners request to physically plant them herself and directed Management to ask Bill for his recommendations and have him plant the Lilies if he agrees the plants will do well in that area.*

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 6:56 P.M.

ATTEST

I, Marisa 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.

Marisa Delvaux
Appointed Secretary

5/25/23
Dated