

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
June 2, 2022

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 June 2, 2022, 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:

Jean Redfearn, Treasurer
Maria Delvaux, Secretary
Deanna Borodayko, Member at Large

DIRECTORS ABSENT:

John Russell, President

REPRESENTING LA PERLA PROPERTY MANAGEMENT

Tina Bashikian, Account Executive

Call to Order

The meeting was called to order at 7:17 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on June 2, 2022, was reviewed as posted. *Following review and discussion, it was the general consent of the Board to approve the agenda as presented.*

Owners Present

Three (3) homeowners were present.

Open Forum

1. Pool #1 not heating.
2. Advise the janitorial service to not use so much water when cleaning the pool deck.
3. Pool #2 Wader has been dirty for over two weeks.

Approval of Minutes

The Board reviewed the minutes for the General Session held on April 28, 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 April '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 City National Operating Account. *Following review and discussion, a motion was duly made, seconded and unanimously carried to close the City National Bank Operating Account and deposit that amount into the Sunwest Bank Operating Account.*

Grounds and Maintenance

Aquatic Balance Proposal(s) – The Board reviewed and discussed the three proposal(s) submitted by Aquatic balance for the installation of chemical controllers at all three (3) pools. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$23,767.70.*

Scott English Sewer Line Repair Proposal – The Board reviewed and discussed the proposal submitted by Scott English Plumbing at 4524 Larwin. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$3,075.00.*

Signage Replacement Discussion – *Following review and discussion, this matter was tabled until the July meeting so that all Board members can be present.*

Fence Replacement Proposal(s) – The Board reviewed and discussed the proposals submitted by ECA Construction and Steve Garner for the replacement of the fence located near 4766 Larwin. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the Steve Garner proposal in the amount of \$871.12.*

Administration

Prendiville Insurance Renewal Proposal – The Board reviewed and discussed the proposal for the renewal of the HOA insurance policy. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$79,109.00.*

Motus Earthquake Insurance Renewal Proposal – The Board reviewed and discussed the proposal for the renewal of the homeowner supplemental earthquake insurance policy. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$1,250.00.*

Homeowner Request(s)

Pool #2 Tree Removal Request – The Board reviewed and discussed the request to remove the tree located near Pool #2 because of the excessive leaves and maintenance. *Following review and discussion, a motion was duly made, seconded and unanimously carried to deny the request to remove the tree.*

4834 Larwin Sprinkler Installation Request – The Board reviewed and discussed the request to install additional sprinklers in front of the unit 4834 Larwin. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the request to install new sprinklers.*

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 8:07 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

7/28/22
Dated