

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
August 25, 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 August 25, 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:

John Russell, President
Jean Redfearn, Treasurer
Deanna Borodayko, Member at Large

DIRECTORS ABSENT:

Maria Delvaux, Secretary

REPRESENTING LA PERLA PROPERTY MANAGEMENT

Tina Bashikian, Account Executive

Call to Order

The meeting was called to order at 7:07 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on August 25, 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

No homeowners were present.

Approval of Minutes

The Board reviewed the minutes for the General Session held on July 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 July '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 Association's Reserve balance line items. *Following review and discussion, it was the general consent of the Board to move \$59,786.82 from the contingency line item to the underfunded line items.*

Grounds and Maintenance

Antis Roofing and Waterproofing Maintenance Proposal – The vendor was present and answered the Boards questions. The Board reviewed and discussed the proposal submitted by Antis Roofing and Waterproofing for the annual roof maintenance in the amount of \$27,805. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the proposal.*

2022 Reserve Study – The Board reviewed and discussed the reserve study presented by Strategic reserves. *Following review and discussion, it was the general consent of the Board to table the reserve study until Strategic Reserve adjusted the study to reflect the correct assessment amount, no furniture in the clubhouses, and remove the chain link fence as this is not the responsibility of the Association to maintain.*

4658 Larwin Cement Grinding Proposal –The Board reviewed the proposal presented by KW Builders for the replacement of the cement located behind the back patio of 4658 Larwin from damage caused by the unit's tree roots. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the proposal.*

Pool Signage Discussion – The Board reviewed and discussed the required pool signage for the rules *Following review and discussion, a motion was duly made, seconded, and unanimously carried to direct Management to order three (3) new pool rule signs for each pool from All American Signs.*

Administration

Board Seat Appointment – The Board discussed appointing a new member to the Board of Directors. *Following review and discussion, it was the general consent of the Board to table this matter indefinitely.*

Rules and Regulations Review – The Board reviewed and discussed the current rules and fine policy. *Following review and discussion, it was the general consent of the Board to direct Management to draft the proposed rule and fine policy changes to be reviewed at the September meeting.*

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 9:18 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

9/28/22
Dated