

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
April 22, 2021

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 22, 2021 at 7:15 pm in Clubhouse #2 for the Board and via Virtual (Zoom) for homeowners.

**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, Vice President
Maria Delvaux, Secretary
Deanna Borodayko, Member at Large

DIRECTORS ABSENT:

None

REPRESENTING LA PERLA PROPERTY MANAGEMENT

Yamy Criblez, La Perla Property Management Owner
Tina Bashikian, Account Executive

Call to Order

The meeting was called to order at 7:18 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on April 22, 2021 was reviewed as posted. *Following review, the agenda was approved by the Board via general consent.*

Owners Present

Two (2) homeowners were present.

Approval of Minutes

The Board reviewed the minutes for the General Session held on March 25, 2021 as prepared by Management. *Following review and discussion, a motion was duly made, seconded and unanimously carried to accept the minutes as presented.*

Financial Statements

The Board reviewed the financial statements for March '21 provided by La Perla Property Management. *Following review and discussion, a motion was duly made, seconded and unanimously carried to accept the financial statements as presented.*

Committee Reports

Architectural Committee – The Board reviewed the correspondence from Management to Don Moreau requesting to join the Architectural Committee. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the appointment of Don Moreau to the Architectural Committee.*

Grounds and Maintenance

Carport Painting Proposal(s)

The Board reviewed and discussed the proposals submitted by ECA Construction, Premier Commercial Painting and Pilot Painting for the prep and painting of the carports throughout the community. *Following review and discussion, this matter was tabled until Management can get clarification on if they are able to power-wash during the drought. Management must clarify how the vendor will obtain water while onsite.*

Carport Numbering Discussion

The Board discussed the need to update the numbering in the carport area. *Following review and discussion, this matter was tabled until the carport painting project is scheduled.*

4639 Larwin and 4515 Larwin Door Repair Proposal(s)

The Board reviewed and discussed the proposals submitted by ECA Construction *for the repairs beneath the front doors of these units in the amount of \$310.00 each. Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal(s) each in the amount of \$310.00.*

4818 Larwin Sprinkler Damage Proposal(s)

The Board reviewed and discussed the proposals submitted by ECA Construction and Pacific Rim Architectural for the replacement of the exterior wood from the damage caused by the sprinkler. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal(s) each in the amount of \$1,355.00.*

ECA Fence Replacement Proposal

The Board reviewed and discussed the submitted by ECA Construction for the repairs to the fence leaning in the common area. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$655.00 and approve the additional cost of \$400.00 to replace the fence for a total of \$1,055.00.*

Solar Policy Proposed Draft

The Board reviewed and discussed the homeowner comment from the owner at 4781 Larwin, Richard Goins, with concerns for his solar panels that were previously installed. *Following review and discussion, a motion was duly made, seconded and unanimously carried to accept his solar panels as grandfathered in with the stipulation that the owner agrees to bare the financial costs of removing the solar panels pending any repairs and/or replacement of the roof need to be completed.*

Administration

Clubhouse Opening Discussion

The Board discussed the opening and reservation of the community clubhouses. *Following review and discussion, a motion was made and seconded to start accepting reservations for the clubhouse beginning June 1, 2021 for reservations beginning June 15, 2021. The motion passed with the majority of votes. John Russell opposed.*

Annual Calendar

The Board reviewed and discussed the proposed 2021 annual calendar presented by Management and the past 2019 calendar provided by Jean Redfearn. *Following review and discussion, a motion was duly made, seconded and unanimously carried to accept to direct Management to merge the two (2) calendars to ensure all the correct events were added to the 2021 calendar.*

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 8:27 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

6/3/21
Dated