

**CYPRESS HOME OWNERS ASSOCIATION  
REGULAR SESSION MINUTES  
May 25, 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 May 25, 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:**  
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 6:34 P.M.

**Agenda Approval** The agenda for the Board of Directors meeting to be held on May 25, 2023, was reviewed as amended. *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 April 27, 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 April '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**

**2023 Draft Reserve Study Review** - The Board reviewed and discussed the 2023 Draft Reserve Study. *Following review and discussion, the draft was tabled until clarification from the analyst on the Pool #1 Wader resurface and plumbing repair line items can be obtained.*

**MOTUS Earthquake Proposal** - The Board reviewed and discussed the proposal for the supplemental earthquake insurance. *Following review and discussion, the proposal was tabled until the June meeting.*

**Pool Furniture Schedule Discussion** - The Board reviewed and discussed the schedule to put out the pool furniture. *Following review and discussion, it was general consent of the Board to direct Sterling Cleaning to put out the pool furniture by Friday, May 26, 2023.*

**Adminstration**

**June 2023 Newsletter Draft**– The Board reviewed and discussed the proposed June 2023 Newsletter draft. *Following review and discussion, it was the general consent of the Board to approve the newsletter with the minor suggested changes.*

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 7:12 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

6/29/23  
Dated

Not to be used for escrow purposes