

**CYPRESS HOME OWNERS ASSOCIATION**  
**REGULAR SESSION MINUTES**  
July 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 July 22, 2021 at 7:15 pm in Clubhouse #2 and via Virtual (Zoom).

**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

**DIRECTORS ABSENT:**

Deanna Borodayko, Member at Large

**REPRESENTING LA PERLA PROPERTY MANAGEMENT**

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

**Call to Order**

The meeting was called to order at 7:22 P.M.

**Agenda Approval**

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

**Owners Present**

Six (6) homeowners were present.

**Approval of Minutes**

The Board reviewed the minutes for the General Session held on June 24, 2021, 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 June '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.*

The Board reviewed and discussed the 7.29.2021 maturing CDAR in the amount on \$144,842.66.

*Following review and discussion, a motion was duly made, seconded and unanimously carried to roll the \$144,842.66 into a new two (2) year CDAR with City National Bank.*

Authorization to Record a NOD – APN: 242-103-26

*Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the Authorization to Record a NOD for APN: 242-103-26.*

**Grounds and Maintenance**

**J.E. Design Consultants Proposal**

The Board reviewed and discussed the irrigation design proposal presented by J.E. Design Consultants in the amount of \$8,800.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$8,800.00.* The Board directed Management to process the invoice for the \$2000.00 retainer.

### **ECA Construction Proposal Carport Painting**

The Board reviewed and discussed the proposal for the carport painting, painting of the addresses, visitor spots and lines in the carport area in the amount of \$99,900.00 *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$99,900.00.*

### **Antis Roofing Maintenance Proposal**

The Board reviewed and discussed the maintenance proposal presented by Antis Roofing in the amount of \$34,719.00. *Following review and discussion, this matter was tabled until Management can obtain a proposal to include the sealing of the edges.*

### **ECA Construction Cement Repair Proposal**

The Board reviewed and discussed the proposal to repair the cement causing a tripping hazard in the amount of \$475.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$475.00.*

### **Community Wide Efflorescence Proposals**

The Board reviewed and discussed the proposal(s) submitted by ECA Construction, Premier Painting and Pacific Rim Architectural for the efflorescence stucco repairs community wide. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$7,540.00.*

*Premier Painting Proposal in the amount of \$6,900.00*

## **Administration**

### **Rules and Regulations Review**

The Board reviewed and discussed the below proposed changes to the Rules and Regulations:

**Clubhouse Rules #9** – Change masking tape to painter’s tape or Command strips. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposed change to Clubhouse Rules #9.*

**Landscaping Rules #4** – Change from lawn ornaments not allowed to holiday lawn ornaments are allowed but must not be put up earlier than one (1) month prior to the holiday and must be removed no later than one(1) month after the holiday. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposed change to Landscaping Rules #4.*

**Landscaping Rules #6** – Change from lawn furniture to patio furniture and it must be placed on the existing cement pads. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposed change to Landscaping Rules #6.*

**Parking Rules #5** – Add trailer must fit within one (1) parking space. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposed change to Parking Rules #5.*

**Parking Rules #8** – Change guest to visitor. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposed change to Parking Rules #8.*

**Parking Rules #13** – Remove the entire section “In addition to, or as an alternative to towing, the Association reserves the right to impose fines for such violations occurring on common area in accordance with the Association’s published fine policy.” *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposed change to Parking Rules #13.*

**Architectural Guidelines (Specifications for Screen/Security/Storm Doors)** – Add if unit has a faux door or double doors, a screen door must be installed on both doors. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposed change to Architectural Guidelines (Specifications for Screen/Security/Storm Doors).*

**Architectural Guidelines (Specifications for Patio Fences)** –

**#3** – Add Vinyl

**#4** – Add Vinyl

**#5** – Add or painted white. *Following review and discussion, a motion was made and seconded to approve the proposed changes to the Architectural Guidelines (Specifications for Patio Fences). John Russell Opposed. The motion carried with the majority of the votes.*

### **Homeowner Request**

The Board reviewed and discussed the request to from the homeowner, Judith Fischer, to have the trash enclosures cleaned. *Following review and discussion, it was general consent of the Board to direct Management to obtain a proposal from Strategic Sanitation for the cleaning of the trash enclosures.*

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

9/2/21  
Dated