

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
October 27, 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 October 27, 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
Maria Delvaux, Secretary
Deanna Borodayko, Member at Large

DIRECTORS ABSENT:
None

REPRESENTING LA PERLA PROPERTY MANAGEMENT
Tina Bashikian, Account Executive
Teri Kruse, Executive Assistant

Call to Order The meeting was called to order at 7:41 P.M.

Agenda Approval The agenda for the Board of Directors meeting to be held on October 27, 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 September 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 September '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 an invoice submitted for payment by Newport Exterminating from 2019. *Following review and discussion, the Board directed Management to contact Newport Exterminating for a compromise on the payment since it is so old and had not been submitted for payment in the past. No action was taken.*

Grounds and Maintenance

Total Landscape Maintenance Proposal(s) 1125, 1126 and 1127 – The Board reviewed and discussed the proposals submitted by Total Landscape Maintenance. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal numbers 1125, 1126 and 1127.*

Total Landscape Maintenance Phase 2 Proposal– The Board reviewed and discussed the proposal submitted by Total Landscape Maintenance for the completion of phase 2 of the landscape project. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to deny this proposal.*

Accurate Termite Proposal– The Board reviewed and discussed the proposal submitted by Accurate Termite for the treatment of termites located in Clubhouse #2. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to deny this proposal as the original request was for the treatment of termites in Clubhouse #1.*

Sterling Cleaning Light Fixture Cleaning Proposal –The Board reviewed the proposal submitted by Sterling Cleaning to clean the Edison light community wide. for the repairs needed at pool #2. *Following review and discussion, it was the general consent of the Board to approve the proposal only if it is confirmed that Total Landscape Maintenance will not continue with the cleaning.*

SB326 Community Wide Balcony Inspection Proposal(s) –The Board reviewed the proposal(s) submitted by DBA Project Managers and Ridgeline Contractors for the required balcony inspections. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the Ridgeline Proposal in the amount of \$6,325.00 for a start date of April 2023.*

Pool #1 Wader Proposal(s) – The Board reviewed and discussed the proposal(s) submitted by Alan Smith Pools and Adams Brothers for the repairs to the Pool #1 wader. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the Alan Smith Proposal in the amount of \$9,940.00.*

Trash Enclosure Signage Discussion – The Board reviewed and discussed the proposed verbiage for the signs attached to the outside of the trash enclosures. *Following review and discussion, it was the general consent of the Board to change the following verbiage, “FAILURE TO FOLLOW THE RULES WILL RESULT IN A FINE WHEN REPORTED” and to have Steve Garner remove all the current trash enclosure signs.*

Administration

2023 Budget Review and Approval – The Board reviewed and discussed the proposed 2023 Draft Budget. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the Draft Budget with an assessment increase to \$350.00 per month beginning January 1,2023.*

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 9:02 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

12/15/22
Dated