

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
March 31, 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 March 31, 2022 at 7:30 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

Call to Order

The meeting was called to order at 7:25 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on March 31, 2022, was reviewed as posted. *Following review and discussion, a motion was duly made, seconded and unanimously carried to accept the agenda as amended to include the boring proposal(s).*

Owners Present

Four (6) homeowners were present.

Approval of Minutes

The Board reviewed the minutes for the General Session held on February 24, 2022, as prepared by Management. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the minutes as presented.*

The Board reviewed the minutes for the 2022 Failed Annual Membership Meeting held on February 24, 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 February '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.*

Grounds and Maintenance

4691 Larwin Siding Proposal(s) – The Board reviewed and discussed the proposal(s) submitted by Greystone Contracting, ECA Construction and Antis Roofing and Waterproofing for the replacement of the siding surrounding the units front window cause water intrusion. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the Greystone Contracting proposal in the amount of \$2,590.00.*

ECA Construction Cement Slab Installation Proposal – The Board reviewed and discussed the proposal submitted by ECA Construction for the installation of a cement slab for the applicable units located in the landscape renovation project. *Following review and discussion, a motion was duly made and seconded to approve the installation of a cement slab for the owners who would like a cement slab in the front of their unit and are eligible in the amount of \$1,475.00 at the expense of the HOA. The motion carried with the majority of votes. John Russell opposed.*

Antis Roofing Proposal – The Board reviewed and discussed the proposal submitted by Antis Roofing and Waterproofing for the repair to the roof of unit 4753 Larwin. *Following review and discussion, a motion was duly made, seconded and unanimously carried to deny the proposal and directed Management to approve a full roof replacement as the roof of this unit is at very low life expectancy.*

Irrigation Boring Proposal(s) – The Board reviewed and discussed the proposal(s) submitted by ECA Construction and California Boring for the boring under the four (4) alleyways to install irrigation for the landscape renovation. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve ECA Constructions proposal in the amount of \$9,150.00.*

Administration

June Meeting Date Discussion – The Board discussed Management’s proposal to skip the June Meeting due to scheduling a conflict with Management. *Following review and discussion, it was the general consent of the Board to skip the June meeting and push the May meeting by one (1) week to June 2, 2022.*

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 9:14 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

4/28/22
Dated