

CYPRESS HOME OWNERS ASSOCIATION  
REGULAR SESSION MINUTES  
September 21, 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 September 21, 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:**

John Russell, President  
Jean Redfearn, Treasurer  
Maria Delvaux, Secretary  
Deanna Borodayko, Member at Large

**DIRECTORS ABSENT:**

None

**REPRESENTING LA PERLA PROPERTY MANAGEMENT**

Tina Bashikian, Director of Operations, La Perla Property Management  
Alexa Rodriguez, Account Executive, La Perla Property Management

Call to Order

The meeting was called to order at 6:15 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on September 21, 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 August 24, 2023, as prepared by Management. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to accept the minutes as presented.*

Financial Review

The Board reviewed the financial statements for August '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.*

The Board reviewed the upcoming maturing 9.07.2023 CDARS with City National Bank. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to reinvest the principal only of \$200k into a 6-month CDAR for the 9/7/23 maturing account.*

The Board reviewed the upcoming maturing 10.26.2023 CDARS with City National Bank. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to reinvest the principal only of \$200k into a 6-month CDAR for the 10/26/23 maturing account.*

Grounds and Maintenance

**Pool #1 Fence and Deck Replacement Proposal(s)** - The Board reviewed and discussed the proposal(s) submitted by KW Builders, 24HRC, Precision Painting and EmpireWorks for the replacement of the pool fence and deck for Pool #1. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the KW Builder proposal for both the deck and fence in the amount of \$157,380.00.*

**Total Landscape Maintenance Phase 2 Proposal** - The Board reviewed and discussed the proposal submitted by Total Landscape Maintenance for phase 2 of the landscape renovation project. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the proposal in the amount of \$273,000.00.*

Administration

**2024 Budget Draft Review** - The Board reviewed and discussed the proposed 2024 Budget Draft. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the draft budget with an assessment amount of \$355.00 per unit per month beginning January 1, 2024.*

**EV Charging Station Installation Policy Draft** - The Board reviewed and discussed the EV Charging Station Installation Policy Draft submitted by the Association's legal counsel, Cane and Hawkins. *Following review and discussion, a motion was made and seconded to approve the policy. The motion carried by majority of votes. John Russell Opposed.*

Homeowner Request

**4568 Larwin** – The Board reviewed and discussed the request from the homeowner for landscape alterations to the front area of the unit. *Following review and discussion, this matter was tabled until the Board has had a chance to view the property during the next landscape walkthrough with the vendor.*

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 7:51 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

10/20/23  
Dated

NOT TO BE USED FOR ESCROW PURPOSES