

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
November 4, 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 November 4, 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, 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 7:26 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on September 30, 2021, was reviewed as posted. *Following review and discussion, a motion was duly made, seconded and unanimously carried to accept the agenda as presented.*

Owners Present

Five (5) homeowners were present.

Approval of Minutes

The Board reviewed the minutes for the General Session held on September 30, 2021, as prepared by Management. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the minutes as amended changing Jean Redfearn to the treasurer.*

Financial Review

The Board reviewed the financial statements for September '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.*

2022 Budget - The Board reviewed and discussed the 2022 proposed budget for the fiscal year of 2022. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the budget as presented.*

Grounds and Maintenance

Irrigation Installation Proposal(s)

The Board reviewed and discussed the irrigation proposal submitted by Earthco and Total Landscape. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal submitted by Total Landscape. The board directed Management to have Total Landscape remove decomposed granite and replace it with Mulch and to provide the HOA with the warranty for the irrigation work.*

Scott English Cleanout Proposal(s)

The Board reviewed and discussed the proposal(s) for additional work needed to complete the cleanouts. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposals as submitted.*

Administration

Newsletter Draft

The Board reviewed the proposed community Newsletter for November/December 21. *Following review and discussion, it was the general consent of the board to accept the newsletter as presented.*

Homeowner Requests

4690 Larwin

The Board reviewed and discussed the correspondence from the homeowner at 4690 Larwin requesting the carport lines continue to the far end of the carport near the fence. *Following review and discussion, it was general consent of the Board to deny this owner's request as the lines are in the same spot that they were prior to being painted.*

4656 Larwin

The Board reviewed and discussed the correspondence from the homeowner at 4656 Larwin requesting certain types of plants for the front of their unit to replace the bare area. *Following review and discussion, it was general consent of the Board approve the request as long as the plants are determined to be a good fit for that area.*

4645 Larwin

The Board reviewed and discussed the correspondence from the homeowner at 4645 Larwin requesting for the pool heat to remain on year-round and to provide a net to clean the pool. *Following review and discussion, it was general consent of the Board to deny this owner's request to keep the heat on as the cost would be too high and to deny the request for a pool net.*

4836 Larwin

The Board reviewed and discussed the correspondence from the homeowner at 4836 Larwin requesting the trimming of a tree causing a blind spot for cars coming in and out of the carport area. *Following review and discussion, it was general consent of the Board approve the request and directed Management to have the landscaper trim back the tree.*

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 8:58 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

12/9/21
Dated