

**CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
December 10, 2020**

MEETING NOTICE Upon notice duly given and received, a Regular Session of the Board of Directors of the Cypress Home Owners Association was held on December 10, 2020 at 7:15 pm via Virtual (Zoom) Meeting.

**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
Brenan Cheung, Treasurer
Maria Delvaux, Secretary
Deanna Borodayko, Member at Large

DIRECTORS ABSENT:

None

REPRESENTING LA PERLA PROPERTY MANAGEMENT

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

Call to Order

The meeting was called to order at 7:23 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on December 10, 2020 was reviewed as posted. ***Following review, the agenda was approved by the Board via general consent.***

Owners Present

Two (2) Homeowners were present at the meeting.

Executive Disclosure

Management advised that an Executive Session of the Board was held prior to the Regular Session meeting where the following matters were discussed:

1. Review/Acceptance of the October 22, 2020 Executive Session Minutes
2. Show Cause Hearing
3. Payment Plan Request Review/ Consideration
4. Delinquency/ Collection Related Matters

Insurance Related Matters – Patrick Prendiville Q & A

Patrick Prendiville of Prendiville Insurance attended the Board meeting to address insurance concerns raised by Lani Dawson, 4681 Larwin. ***Following review and discussion, the Board requested to be provided with a sample notice for homeowners explaining insurance coverage and to obtain a quote from Motus Insurance for supplemental earthquake coverage for homeowners.***

Approval of Minutes

The Board reviewed the minutes for the General Session held on October 22, 2020 as prepared by Management. ***Following review and discussion, a motion was duly made, seconded and unanimously carried to accept the minutes as amended.***

Financial Statements

The Board reviewed the financial statements October '20 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.***

Investment Related Matters

The Board reviewed and discussed information provided by Merrill Lynch and Financial Management Network. ***Following review and discussion, it was general consent of the Board to table until the January meeting. The Board directed Management to contact the investment firms to have representatives attend the January meeting.***

Committee Reports

Architectural – 4751 Larwin Fence Replacement

The Board reviewed and discussed the application for fence replacement already completed by the owner at 4751 Larwin. ***Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the application as submitted.***

Architectural – 4555 Larwin Window/Patio Door Replacement

The Board reviewed and discussed the application for the window and patio door replacement submitted by the owner of 4555 Larwin. ***Following review and discussion, a motion was duly made, seconded and unanimously carried to deny the application due to lack of information/detail on the proposed windows.***

Architectural – 4529 Larwin Solar Panel Installation

The Board reviewed and discussed the application for solar panel installation submitted by the owner of 4529 Larwin. ***Following review and discussion, a motion was duly made, seconded and unanimously carried to deny the application as submitted due to lack of detail and forms required in order to be in compliance with State.***

Antis Roofing Proposal – 4751 Larwin

The Board reviewed and discussed the proposal submitted by Antis Roofing for the repair of the roof on the storage shed of 4751 Larwin. ***Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal as amended. The cost for gutter is to be removed. Cost approved is NTE \$3500.00.***

ECA Construction Proposal – 4751 Larwin

The Board reviewed and discussed the proposal submitted by ECA Construction for the repair of the drywall in the storage shed of 4751 Larwin. ***Following review and discussion, the Board agreed, by general consent, to deny this proposal as presented. Board directed Management to obtain another proposal for work in question.***

Antis Roofing Proposal – 4640 Larwin

The Board reviewed and discussed the proposal submitted Antis Roofing to repair the roof at 4640 Larwin. ***Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$2,365.00.***

Trash Enclosure Relocation

The Board reviewed and discussed the option to relocate the trash enclosure damaged by the fire to the end of the alley in a visitor parking space. ***Following review and discussion, a motion was duly made, seconded and unanimously carried to not relocate the trash enclosure at this time.***

Trash Enclosure Repair Proposals

The Board reviewed and discussed the proposals submitted by ECA Construction, Pacific Rim Architectural Services and CPR Construction for the rebuild of the trash enclosure that was damaged by a fire in Alley one (1). ***Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal submitted by ECA Construction pending a 10% discount for approving both the cement repair proposal and the trash enclosure proposal.***

Cement Grinding and Repair Proposals

The Board reviewed and discussed the proposals submitted by ECA Construction, Pacific Rim Architectural Services and West Grove Landscaping for the grinding and repair of the cement walkways throughout the community. ***Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal submitted by ECA Construction pending a 10% discount for approving both the cement repair proposal and the trash enclosure proposal.***

Greystone Construction Roof Maintenance Proposal

The Board reviewed and discussed the proposal submitted by Greystone Construction for the roof maintenance throughout the community. ***Following review and discussion, this matter was tabled until further notice.***

Premier Paint Proposal

The Board reviewed and discussed the proposal submitted by Premier Painting submitted in July 2020 in the amount of \$6,400.00. *Following review and discussion, this matter was tabled until a proposal showing detailed scope and location is submitted to Management.*

Inspector of Elections Proposals

The Board reviewed and discussed the Inspector of Elections proposals submitted by Elect 2 Inspect and the HOA Election Guys. *Following review and discussion, a motion was duly made, seconded and unanimously carried to deny these proposals. The Board further approved a homeowner, Judith Fischer, as the ballot inspector for the election.*

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 10:03 pm.**

ATTEST

I, Maria Delwa 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 Delwa
Appointed Secretary

1/28/21
Dated