

**CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
February 25, 2021**

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 February 25, 2021 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
Maria Delvaux, Secretary
Deanna Borodayko, Member at Large
Brenan Cheung, Treasurer

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 7:28 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on February 25, 2021 was reviewed as posted. *Following review, the agenda was approved by the Board via general consent.*

Owners Present

One (1) Homeowner was 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 January 28, 2021 Executive Session Minutes
2. Show Cause Hearing
3. Delinquency Matter(s)
4. Late Fee Waiver/Payment Plan Request(s)
5. Potential Litigation/Legal Matters

Approval of Minutes

The Board reviewed the minutes for the General Session held on January 28, 2021 as prepared by Management. *Following review and discussion, a motion was duly made, seconded and unanimously carried to accept the minutes as presented.*

Financial Statements

The Board reviewed the financial statements January '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.*

Investment Related Matters

The Board reviewed and discussed the different investment options of Flourish vs. CDARS. *Following review and discussion, a motion was duly made and seconded to reject the option of Flourish investments. Jean Redfearn opposed. The motion carried.*

by majority of votes. Following review and discussion, a motion was duly made, seconded and unanimously carried to invest \$400,000 in the 2yr CDARS with City National Bank.

2019 Draft Audit

The Board reviewed and discussed the 2019 draft audit submitted by Inouye, Shively & Klatt. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the 2019 audit as submitted.*

Grounds and Maintenance

Revised Koheid Landscape Design Proposal

The Board reviewed and discussed the revised proposal submitted by Travis with Koheid Design for the landscape design for phase 1 in the amount of \$4,800.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal less the \$1,000.00 for the lighting plan for a NTE amount of \$3,800.00.*

Antis Roofing Proposal – Roof Replacement 4767-4773 Larwin

The Board reviewed and discussed the proposal submitted by Antis Roofing for the replacement of the roof 4767-4773 Larwin in the amount of \$36,450.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal for the entire roof to be replaced in the amount of \$36,450.00. Management was directed to send the owner a letter to remove the existing solar panels from the roof in order for the replacement to be completed.*

Total Landscaping Proposal

The Board reviewed and discussed the proposal submitted by Total Landscaping for the removal of the Big Leaf Maple tree and the Avocado tree from the common area in the amount of \$1,150.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal for the removal of the trees in the amount of \$1,150.00.*

Administration

Solar Policy Draft

The Board reviewed and discussed the Solar Policy Draft proposed by legal counsel. *Following review and discussion, a motion was duly made, seconded and unanimously carried to accept the Solar Draft Policy as presented.*

Prendiville Insurance Proposal(s)

The Board reviewed and discussed the proposal to change the insurance policy to Bare Walls coverage and remove Walls In coverage when the current insurance policy expires in July 2021. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal to change the insurance to Bare Walls coverage. In addition, it was general consent of the Board to table the proposal for MOTUS earthquake insurance until the March Board meeting.*

Annual Meeting


The Board reviewed and discussed potential dates for the rescheduling if the annual meeting. *Following review and discussion, a motion was duly made, seconded and unanimously carried to schedule the meeting on March 25, 2021 at 6:00pm.*

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 9:43 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.


Appointed Secretary

3/25/21
Dated