

CYPRESS HOME OWNERS ASSOCIATION
Board of Directors Meeting
Thursday, May 21, 2020 | Conference Call
General Session Minutes

1. CALL TO ORDER

The General Session meeting of the Cypress Home Owners Association Board of Directors was called to order at 7:00 PM by J. Russell. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

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

DIRECTORS ABSENT

Jack Nance, Vice President

ASSOCIA-PCM

Vivian Amin, Community Manger

OWNERS PRESENT

None

EXECUTIVE SESSION DISCLOSURE

An Executive Session Meeting was held immediately preceding this General Session, where the Board of Directors discussed some, or all, of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and/or (6) approval of Executive Session minutes.

2. HOMEOWNER FORUM

None

3. REPORTS

N/A

4. General Session Minutes

That the General Session meeting minutes be from April 23, 2020 meeting to be revised and approved as drafted to be presented by Associa PCM.

Motion: J. Redfearn

Second: D. Borodayko

Action: motion carried unanimously

5. FINANCIAL REPORTS

A. Financial Report: March 2020

It is Board policy to review the draft financial statements at each General Session Board Meeting. Associa-PCM has prepared and attached the most recent Financial statements for review and acceptance with rejection on items that needs to be corrected and send to the Board.

- A. The Board would like verification about the GL 1705 Management in the amount of \$3,908.94
- B. The Board made a motion to transfer \$127,000 from Union Bank Operating account to Citi National Bank Operating account.
- C. The Board made a motion to return the incorrect funds that was deposited to the association Alliance Association Bank Reserve account by Accell management in the amount of \$8,333.33.

Motion: J. Redfearn

Seconded: J. Russell

Action: motion carried unanimously

B. NEW BUSINESS

A. Clubhouse #1

The Board APPROVED the proposal provided from Fit it Ferg, in the amount of \$962.50.

Motion: J. Redfearn

Seconded: J. Russell

Action: motion carried unanimously

B. Reconvened annual meeting

The Board discussed the schedule for the reconvened annual meeting, and a motion made to have the reconvened annual meeting after Shelter in place is lifted.

Motion: J. Redfearn

Seconded: J. Russell

Action: motion carried unanimously

C. Backflow Proposal

Board APPROVED the proposal from La Cresta for the Backflow tests that are failed in the amount of \$622.50

Motion: J. Russell

Second: J. Redfearn

Action: motion carried unanimously

C. NEXT MEETING & SITE REVIEW

The next Meeting of the Cypress Home Owners Board of Directors is scheduled for June 18, 2020. Executive Session will begin at 6:30 PM and General Session will follow at 7:15 PM.

8. BUSINESS ITEMS DISCUSSED

A. Trash Enclosure Power Wash

Board APPROVED Sterling Cleaning proposal for trash Enclosure Power Wash without using the association water source in the amount of \$495

The Board made a motion to approve the proposal

Motion: J. Redfearn

Second: D. Borodayko

Action: motion carried unanimously

Ayes: Russell, Delvaux, Borodayko, Redfearn

Nays: None

9. ADJOURNMENT

There being no further Executive Session business to come before the Board, the meeting was adjourned into General Session at 07:00 p.m. by J. Russell.

June 18, 2020

Approved Date

Deanna Borodayko

Approval Signature

Deanna BORODAYKO

Printed Name