

CYPRESS HOME OWNERS ASSOCIATION  
REGULAR SESSION MINUTES  
March 25, 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 March 25, 2021 at 7:15 pm in Clubhouse #2 for the Board and via Virtual (Zoom) for homeowners.

**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

**DIRECTORS ABSENT:**  
Brenan Cheung, Treasurer

**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 7:18 P.M.

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

Owners Present No Owners Present.

Approval of Minutes

The Board reviewed the minutes for the General Session held on February 25, 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.*

Grounds and Maintenance

**Prendiville MOTUS Proposal**

The Board reviewed and discussed the proposal submitted by Patrick Prendiville for MOTUS Earthquake Insurance coverage in the amount of \$1,250.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$1,250.00.*

**Antis Roofing Proposal – 4793 Larwin**

The Board reviewed and discussed the proposal submitted by Antis Roofing for 4793 Larwin for the plywood replacement in the amount of \$2,533.00 and the additional recommended sheet metal cap replacement in the amount of \$1,395.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal for both options in the amount of \$3,928.00.*

**Clubhouse #1 Cabinet Painting Proposal**

The Board discussed the verbal proposal submitted by Keith Huff to John Russell for the painting of the cabinets in Clubhouse #1 in the amount of \$500.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$500.00.*

**Clubhouse #1 Stove Replacement Discussion**

The Board reviewed and discussed the options for the stove replacement in Clubhouse #1. *Following review and discussion, a motion was duly made and seconded to not replace the stove. John Russell opposed. The motion carried with the majority of the votes. The Board directed Management to contact Sterling cleaning to have them clean all the appliances in the clubhouses throughout the community.*

Administration

**Homeowner Request – 4816 Larwin**

The Board reviewed and discussed the correspondence from the owner at 4816 Larwin in regard to the plant replacement outside of the front of their home. *Following review and discussion, it was the general consent of the Board to approve the plant replacement with a NTE in the amount of \$1,000.00.*

**Annual Meeting**

The Board discussed the rescheduling of the annual meeting due to lack of quorum. *Following review and discussion, it was the general consent of the Board to not go out to vote for a third time and reinstate the current members of the Board.*

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 8:27 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

4/23/21  
Dated