

**CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
May 27, 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 May 27, 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
Maria Delvaux, Secretary
Deanna Borodayko, Member at Large

DIRECTORS ABSENT:

Jean Redfearn, Vice President

REPRESENTING LA PERLA PROPERTY MANAGEMENT

Tina Bashikian, Account Executive

Call to Order

The meeting was called to order at 7:21 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on May 27, 2021 was reviewed as posted. *Following review, the agenda was approved by the Board via general consent.*

Owners Present

Two (2) homeowners were present.

Open Forum

Homeowner(s) present were given the opportunity to address the Board. *The following matters were addressed in Open Forum:*

1. Homeowner at 4816 Larwin following up on emails sent to Management regarding landscape and violations in the front of her unit.

Approval of Minutes

The Board reviewed the minutes for the General Session held on April 22, 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 for April '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

Carport Painting Proposal(s)

The Board reviewed and discussed the proposals submitted by ECA Construction, Premier Commercial Painting and Pilot Painting for the prep and painting of the carports throughout the community. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the ECA Construction proposal in the amount of \$67,750.00.*

Koheid Landscape Design Renderings

The Board reviewed and discussed the landscape renderings provided by Koheid Landscape Design for the community wide landscape project. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve Site Design 01 and 02 from the May 18th renderings, Site Design 03 from the May 25th renderings and Site Design 01 from the May 27th renderings.*

Antis Roof Repair Proposal – 4807 Larwin

The Board reviewed and discussed the proposal submitted by Antis roofing for repairs to the roof at 4807 Larwin. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$2510.00. Jean Redfearn to check the status of the roof prior to issuing the approval/work order.*

Administration

CAI Renewal

The Board reviewed and discussed the proposal to renew the CAI homeowner leader renewal. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the renewal in the amount of \$310.00.*

June Meeting Discussion

The Board discussed the date of the June meeting. *Following review and discussion, it was general consent of the Board to keep the June meeting on the regularly scheduled date.*

4535 Larwin Homeowner Request

The Board reviewed and discussed the request to install a barrier on top of the storage shed to prevent teenagers from climbing on top. *Following review and discussion, a motion was duly made, seconded and unanimously carried to deny the homeowner’s request as the storage shed roof is an Association maintained element.*

4609 Larwin Homeowner Request

The Board reviewed and discussed the request to install an electric vehicle charging station in the carport area outside the unit. *Following review and discussion, it was general consent of the Board to advise the owner to submit an architectural application for the installation.*

Call for Candidates Form

The Board reviewed and discussed the proposed call for candidates form presented by Management. *Following review and discussion, it was general consent of the Board to table this matter until the June meeting.*

Organizational Meeting

The Board reviewed the current positions being held by the Board of Directors. *Following review and discussion, a motion was duly made, seconded and unanimously carried to appoint the following positions: John Russell will continue to serve as the Board President, Jean Redfearn will transition from Vice President to the Treasurer, Maria Delvaux will continue to serve as the Secretary and Deanna Borodayko will continue to serve as a Member at Large.*

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 8:59 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

6/24/21
Dated