

**CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
September 30, 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 September 30, 2021 at 7:15 pm in Clubhouse #2 and via Virtual (Zoom).

**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, Treasurer
Maria Delvaux, Secretary

DIRECTORS ABSENT:

Deanna Borodayko, Member at Large

REPRESENTING LA PERLA PROPERTY MANAGEMENT

Tina Bashikian, Account Executive

Call to Order

The meeting was called to order at 7:06 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on September 30, 2021, was reviewed as posted. *Following review and discussion, a motion was duly made, seconded and unanimously carried to amend the agenda to include the Greenwood Heating and Air proposal and the budget discussion.*

Owners Present

One (1) homeowner was present.

Approval of Minutes

The Board reviewed the minutes for the General Session held on September 2, 2021, as prepared by Management. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the minutes as presented.*

Financial Review

The Board reviewed the financial statements for August '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.*

2020 Draft Audit - The Board reviewed and discussed the 2020 Draft Audit presented by the accounting firm Inouye, Shively, Klatt & McCorvey. *Following review and discussion, a motion was duly made, seconded and unanimously carried to accept the audit draft as presented.*

2021 Audit/Tax Proposal - The Board reviewed and discussed the 2021 Audit/Tax proposal presented by the accounting firm Inouye, Shively, Klatt & McCorvey. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal.*

Grounds and Maintenance

Irrigation Installation Proposal(s)

The Board reviewed and discussed the irrigation proposal submitted by Earthco and the preliminary proposal submitted by Total Landscape. *Following review and discussion, this matter was tabled until Management can obtain the official proposal from Total Landscape.*

Block Wall Proposal(s)

The Board reviewed and discussed the proposal(s) for the rebuild of the block wall at the Denni entrance of the community submitted by ECA Construction and Pacific Rim Architectural. *Following review and discussion, this matter was tabled until the completion of the landscape renovation.*

Total Landscape Tree Removal

The Board reviewed and discussed the proposal to remove several trees from throughout the community in the amount of \$3,800.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$3,800.00.*

ECA Construction Concrete Enclosure Proposal

The Board reviewed and discussed the proposal to cement in the five (5) units within the first phase of the landscape renovation in the amount of \$4,500.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$4,500.00.*

Antis Roofing Proposal – 4594 Larwin

The Board reviewed and discussed the proposal to perform a water intrusion test at 4594 Larwin and the correspondence provided by Antis Roofing confirming that if the test determines that this is a roof leak, it will be covered by the warranty and the HOA would be reimbursed for the water test. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$495.00.*

Greenwood Heating and Air Proposal

The Board reviewed and discussed proposal submitted by Greenwood Heating and Air in the amount of \$650.00. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$650.00.*

Toilet Paper Dispenser Discussion/Proposal(s)

The Board reviewed and discussed the proposal(s) to install toilet paper dispensers in the community bathrooms. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the purchase of the dispensers and toilet paper from Costco and the installation proposal from ECA Construction.*

Administration

Inspector of Elections

The Board reviewed and discussed Judith Fischer as the Inspector of Elections for the 2022 Annual Meeting. *Following review and discussion, it was general consent of the board to approve Judith as the Inspector of Elections.*

Homeowner Requests

The Board reviewed and discussed the correspondence from the homeowner at 4633 Larwin, Beth Paul, requesting the replacement of the trash enclosure signage. *Following review and discussion, it was general consent of the Board to compile a list of signs that need to be replaced.*

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 8:42 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

11/10/21
Dated