

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES

Thursday February 8, 2024

Held via Zoom, ID: 411 069 3998 Password: 2DSekZ

Meeting was called to order @9:30 am by Jason Hoffman who took the roll and declared a quorum.

Present: Sandra Hickox--President; David Webb--Vice president; A Qaiser Naqui -Treasurer; Simon Blondeau -Director, Linda Van Coller -Secretary via zoom; Jason Hoffman - APS Property Manager

Absent: Marcia Edwards-Director- Director, Jennifer Zigarac- Director

Quorum established

MINUTES

Sandra made a motion to approve the Jan 18, 2024 *Board of Directors* Minutes without a reading. Qaiser seconded the motion. All in Favor;

TREASURER'S REPORT (Reported by Qaiser, Naqui)

Reserve Acct. Balance	1,503,826.67
<u>Operating Acct. Balance</u>	<u>432,169.98</u>
Total as of 12/31/23	1,935,996.65

BOARD OF GOVERNORS REPORT:

January BOG meeting - Residents requested more Pickleball designated courts at the lighted main courts, the board agreed. The bridge by the lazy River and Fitness Center is completed and passed final inspection. Also the lakes were again tested and water is at healthy levels and should clear up when weather improves.

MANAGEMENT REPORT:

Pool Cabana Roof- requested 3 bids for metal/tile and the roofers should have the quotes within 2-3 weeks.

Elevators/Sealing - Received 3rd bid for \$23,580 for the (4) elevators.

David made a motion to accept the bid from 'My Elevator Pit' and Sandra seconded it.
All in Favor.

Mulching/Sod- Received additional quotes for mulching front/back of 4 bldgs. These were *more* than previous quotes. Greenscape 11,520/1560 and Monster 8340/2160 for front/back.

The board decided to revisit the mulching after sod is installed around the bare areas in front and back of all bldgs. Jason will meet with Lawn Service owner regarding the sodding job. Simon spoke to our lawn service about trimming and cutting the grass too low, it already looks better.

OLD BUSINESS:

Simons To Do list- Simon got info and bids for repairs from two Sprinkler/Irrigation companies. Qaiser made a motion to approve 'Bergeron Irrigation' for their full commercial assessment for \$325. David seconded it. All in Favor.

NEW BUSINESS:

Candidacy Letters are due 2-10-2024 - 'Intents to Run' were received by the present board. If no other candidates, no election will be necessary.

Assn Fees/Auto Pay- Some residents have unintentionally had their COA fees paid twice and need to be reminded to change the payment. Jason will send out a notice to owners, and Qaiser will post about the payment options on the CB website.

All the above items requiring ratification or a board vote were approved unanimously by Motion of Sandra and 2nd by David.

GOOD AND WELFARE

ADJOURNMENT

Without objection by Sandra Hickox at 10:28 am

ALL MOTIONS, WITH OR WITHOUT A 2ND, APPROVED UNANIMOUSLY UNLESS OTHERWISE INDICATED PER ROBERT'S RULES FOR BOARDS <12 MEMBERS;

*****Note: Items in Italics and parenthesized are editorial(or identify a business entity) in the production of the Minutes and not necessarily said or expressed.***

*****Association Member attendance: 0**

Submitted 2-8-24 by Linda Van Coller, Secretary